



Unit 8

2 Burgage Square, Wakefield, WF1 2TS

PROMINENT RETAIL/LEISURE/OFFICE UNIT

4,258 sq ft
(395.58 sq m)

- Suitable for various uses (STP)
- Located opposite Wakefield Westgate Station

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Summary

Available Size	4,258 sq ft
Rent	£50,000 per annum
Business Rates	To be assessed on occupation
VAT	Applicable. The property is elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	B (39)

Description

The property forms part of the Merchants Gate mixed use development and comprises a modern fully glazed unit with the potential for external seating. The unit would be suitable for a variety of uses including retail, leisure or office. There are a number of car parking options located nearby.

Location

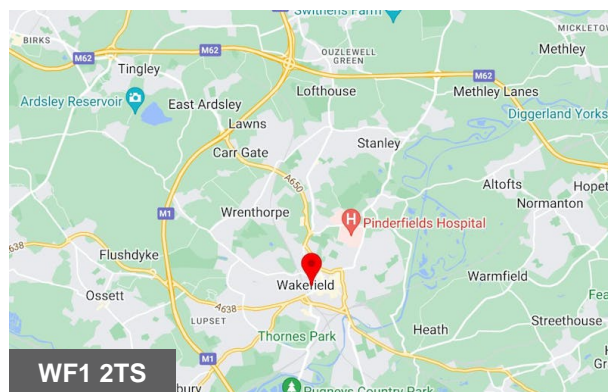
Merchants Gate is prominently positioned adjacent to Wakefield Westgate Station in the centre of Wakefield. This is a popular part of the city centre with occupiers in the vicinity including The Council, Wakefield College along with a new Performing Arts School. There are also a number of residential properties in the area. Other leisure operators within Merchants Gate include Rassams Creamery and Estabulo.

Terms

The property is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed at a commencing rental of £50,000 per annum exclusive of business rates, service charge, insurance, utilities, VAT and all other outgoings

Planning

The property has E Class planning use and would be suitable for retail, leisure, restaurant/cafe or office use.



Viewing & Further Information



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