

TO LET

PRIME CITY CENTRE RETAIL UNIT

**28 WESTGATE
WAKEFIELD
WF1 1JY**

LOCATION

The premises occupy a prime retail location on one of Wakefield's busiest pedestrianised areas. Other nearby occupiers include Specsavers and Superdrug. This area of the precinct feeds directly into the Ridings Shopping Centre which hosts the likes of Marks and Spencer, Boots and Primark.

Wakefield is experiencing major growth and refurbishment in all areas of the city. Major developments include the Trinity Walk Shopping Centre, a new city centre swimming pool, Merchant Gate Development, Wakefield Waterfront and of course the much vaunted Hepworth Gallery.

DESCRIPTION

This is a superb retail space in the heart of the City Centre which benefits from having excellent shoppers footfall. The sales areas are divided over ground and first floor with additional storage at second floor together with wc facilities. The retail parts benefit from being rectangular in shape and are air conditioned. A security shutter protects the front entrance way.

ACCOMMODATION

Frontage	21'6"	6.55m
Built Depth	57'6"	17.52m
GF Sales	1,135 sq.ft.	105.44 sq.m.
FF Sales	1,098 sq.ft.	102.00 sq.m.
SF Staff/Stores	361 sq.ft.	33.53 sq.m.

LEASE TERMS

The premises are offered on the basis of a new full repairing and insuring lease for a term to be agreed at an initial rent of **£45,000 per annum exclusive**.



RATES

We understand the property is assessed as follows:-

Rateable Value	£26,500
Approx. Rates Payable	£12,720

ENERGY PERFORMANCE CERTIFICATE

The building is Listed and therefore no EPC is required.

LEGAL COSTS / VAT

Each party to be responsible for their own legal costs incurred in the transaction. All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

Via the joint agents

Brackenridge Hanson Tate – 0113 244 9020

Att: Robin Hanson – robin@bht.uk.com

or

Vickers Carnley – 01924 291500

Att: Lee Carnley - ljc@vickerscarnley.co.uk

SUBJECT TO CONTRACT
Prepared: 17th Nov 2017

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