

PRIME SHOP TO LET



15 NORTHGATE, WAKEFIELD, WF1 1JY

SITUATION

This is arguably one of the best trading locations in the City Centre, benefitting from excellent footfall seven days a week. Being just a few paces away from the Bull Ring and opposite the Yorkshire Bank and the Cathedral, this really is a very central trading location in the heart of the City Centre.

DESCRIPTION

This is a superb retail unit situated in a prime pedestrianised location adjoining Costa Coffee and Paddy Power. This former hair salon would of course prove ideal for either a beauty or hair salon but could easily be adapted into a retail unit.

Internally the premises are broadly rectangular with an open staircase to the first floor where there is a substantial sales area/store with wc facilities off.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Frontage	5.49m	18'0"
Built Depth	11.43m	37'6"
GF Sales	54.99 sq.m	592 sq.ft
FF GIA	91.41 sq.m	984 sq.ft

LEASE TERMS

The premises are offered on the basis of a new full repairing and insuring lease for a term to be agreed.

RENTAL

Offers in the region of **£30,000 per annum exclusive**.

RATES

We understand the property is assessed as follows:-

Rateable Value	£24,750
Rates Payable	£11,880 (approx)

As at June 2020, we understand that no rates are currently payable, but interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (91). A copy of the EPC is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Brackenridge Hanson Tate
A: Robin Hanson
T: 0113 244 9020
E: robin@bht.uk.com

Vickers Carnley
A: Jason Schofield
T: 01924 291500
E: js@vickerscarnley.co.uk

Subject to Contract
Feb 2018

Tel: 0113 244 9020 / www.bht.uk.com

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.