

# PRIME SHOP TO LET



## 23 UPPER KIRKGATE, WAKEFIELD WF1 1HS

### LOCATION / SITUATION

The property occupies a prime position on the busy Upper Kirkgate in the town centre, situated immediately adjacent to Halifax with nearby occupiers including Marks and Spencer, Yorkshire Building Society, Waterstones and Santander as well as a number of independent retailers.

### DESCRIPTION

A ground floor shop with ground and first floor ancillary/staff accommodation.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

Gross Frontage	5.34m	17'6"
Internal Width	4.45m	14'7"
Shop Depth	12.60m	41'4"
GF Sales	53.70 sq.m	578 sq.ft
GF Ancillary	20.53 sq.m	221 sq.ft.
FF Ancillary	64.20 sq.m	691 sq.ft.

### LEASE TERMS

The shop is available by way of an assignment of the existing lease, grant of a new lease or sublease, with the current lease expiring on 27<sup>th</sup> January 2030 and is subject to a tenant only break/rent review in January 2025 on an effective full repairing and insuring basis.

### RENTAL

£20,000 per annum exclusive of VAT.

### RATES

We understand the property is assessed as follows:-

Rateable Value	£ 17,000
Rates Payable	£ 8,483 (approx.)

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

Awaiting reassessment

### LEGAL COSTS / VAT

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

### FURTHER INFORMATION/VIEWING

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Subject to Contract  
Apr 2021

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#### 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.