

WAKEFIELD • 38 KIRKGATE



LOCATION

Wakefield is a busy cathedral city located approximately 10 miles south of Leeds and 14 miles east of Huddersfield. The city has a population of 99,251 (Census, 2011).

The city has strong regional and national transport connections and is easily accessible via bus or rail, with the town being home to two national railway stations, Wakefield Westgate and Wakefield Kirkgate. By road, the city is easily accessible both via both the M1 and M62. There are a number of car parking facilities in the city centre.

The subject premises overlook pedestrianised Kirkgate, which is a busy and established retail pitch in central Wakefield. **Halifax Bank** is located opposite and other nearby occupiers include **Yorkshire Building Society** and **Boots**. The Ridings Shopping Centre is also located a short walk away.

TERMS

The unit is available by way of a new effective full repairing and insuring lease at a commencing rent of £27,500 per annum exclusive.

The tenant will also be liable for service charge and insurance costs. Further details on request.

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 2,515 sq. ft. (233.65 sq. m.)

RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £48,250

Interested parties are advised to make their own enquiries with the local rating authority for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

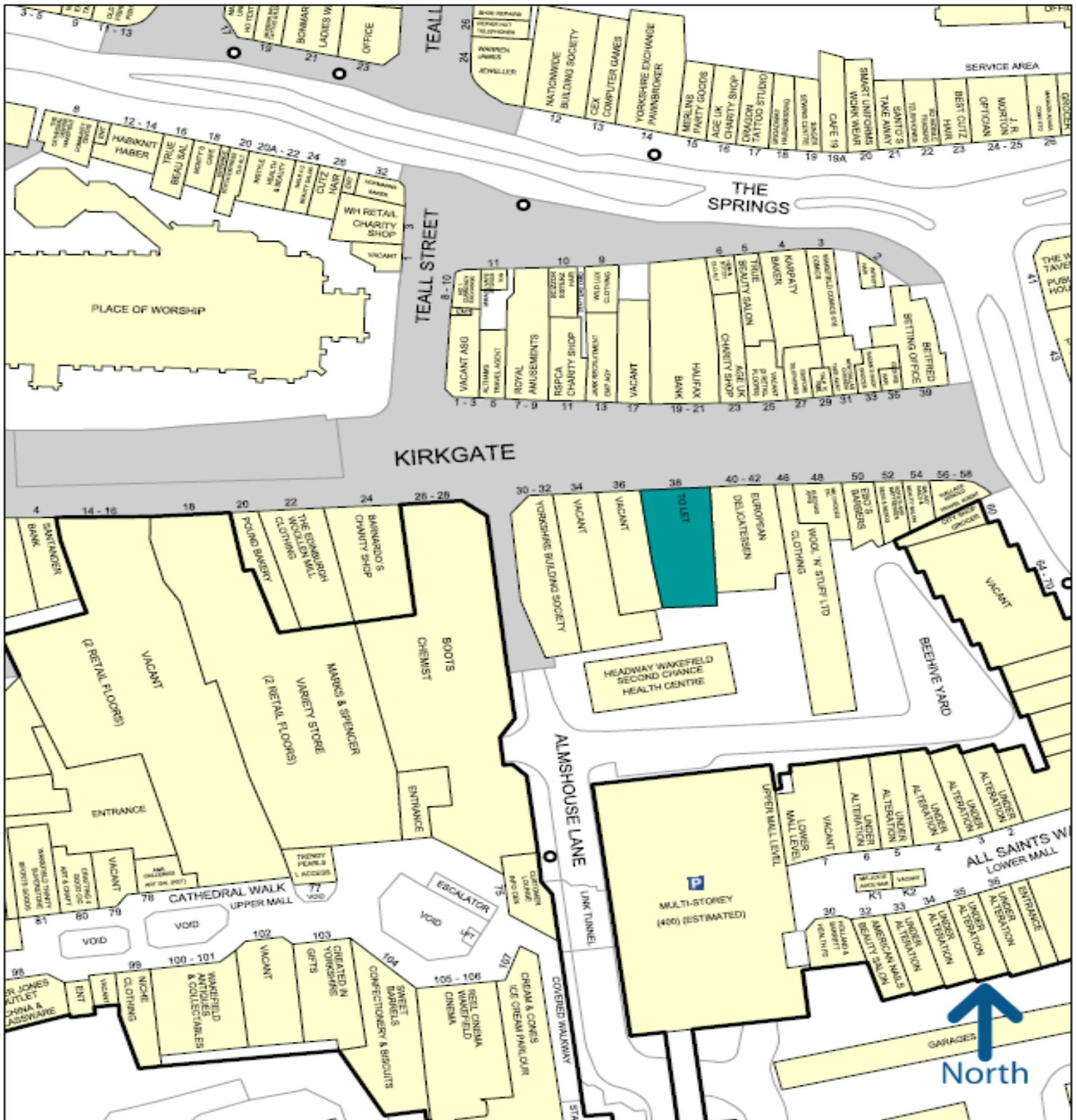
VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson - 0113 450 7000 or

email lawrence@rj-ltd.co.uk or anthony@rj-ltd.co.uk

SUBJECT TO CONTRACT AND VACANT POSSESSION

PRIME SHOP TO LET



Experian Goad Plan Created: 06/08/2020
Created By: Rawstron Johnson



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