

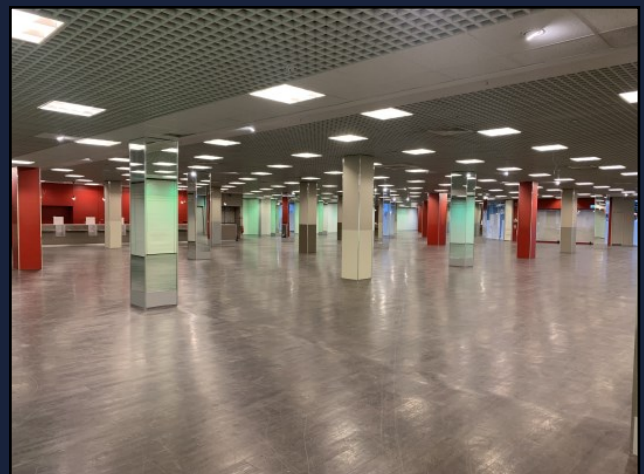
FORMER TK MAXX TO LET

Vickers
carnley



90-93 CATHEDRAL WALK,
THE RIDINGS SHOPPING CENTRE, WAKEFIELD, WF1 1YD

- 5,000-22,000 Sq Ft
- Suitable for a variety of uses
- Could be split into multiple units
- Staff facilities
- Highly visible
- £10 per square foot
- **A business plan is required before arranging a viewing**



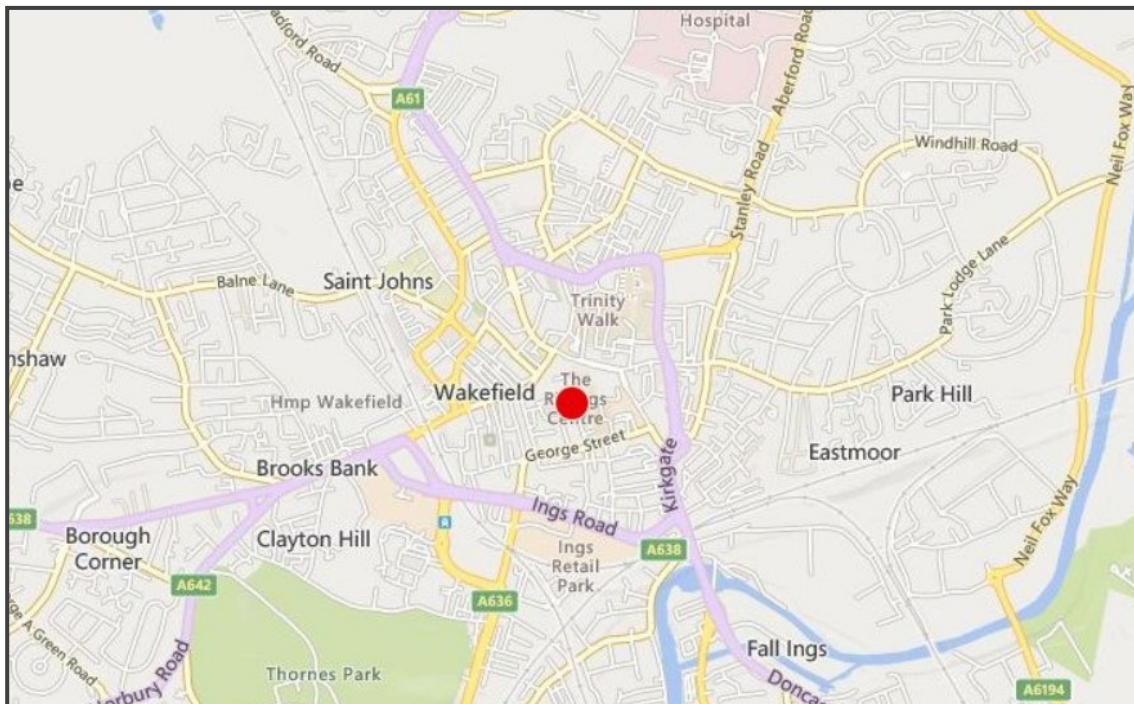
DESCRIPTION

Former TK Maxx store which includes multiple stores, staff facilities, fitting rooms but could easily be divided into smaller units (minimum size 5,000 sq ft)

Would suit a variety of uses which may include leisure, food and retail.

LOCATION

This is one of the premium locations within the centre and will benefit from being close to Primark and Marks and Spencer's. The Ridings Shopping Centre is a totally covered environment in the heart of the city centre, just off the residential areas. The centre benefits from having excellent car parking and is convenient for all bus routes.



ACCOMODATION

5,000– 22,000 Sq Ft

RENTAL

£10 Per Square Foot plus VAT

LEASE

The property is available by way of a Full Repairing and Insuring Lease for a term to be agreed.

SERVICE CHARGE

A service charge is applicable at £4 per square foot plus VAT.

RATES

We understand from the VOA website that the property has a current ratable value of £120,000. The rates payable is calculated by applying the current small business rates multiplier of 49.9p. Interested parties are advised to confirm the above figures with the local authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

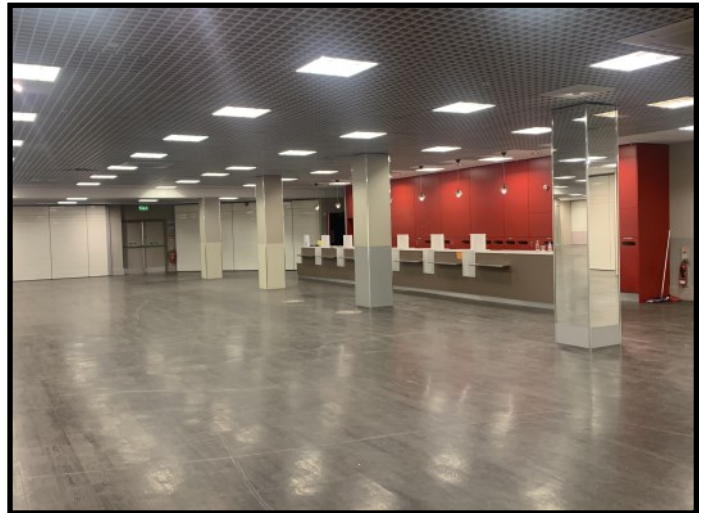
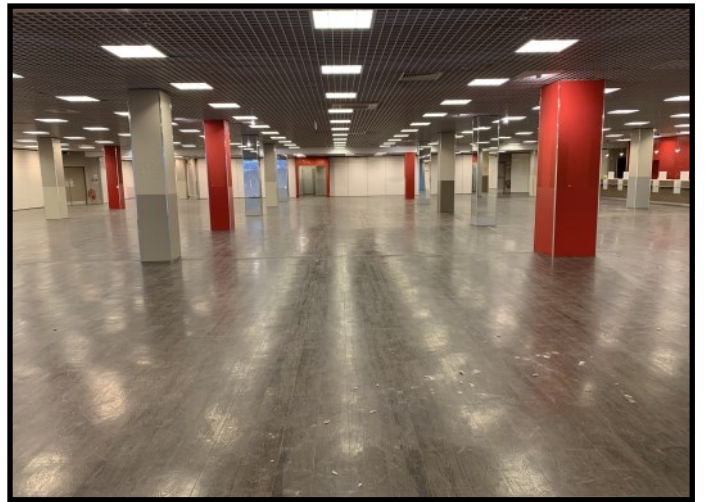
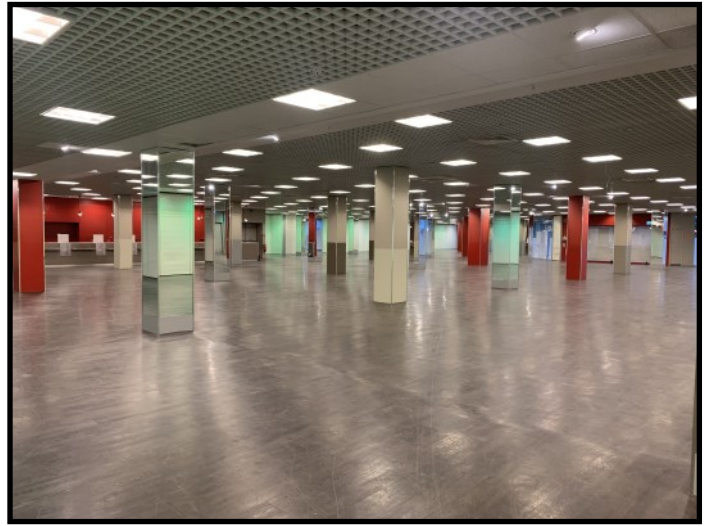
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

EPC

The property is currently awaiting an EPC assessment.



GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated June 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.