

# CITY CENTRE RETAIL/OFFICES TO LET



## 47 NORTHGATE, WAKEFIELD, WF1 3BH

- 1,290 sq ft / 120 sq m
- Former recruitment office
- Broadly open plan
- Useful upper parts
- Sought after location
- May suit food operator
- Excellent on street car parking



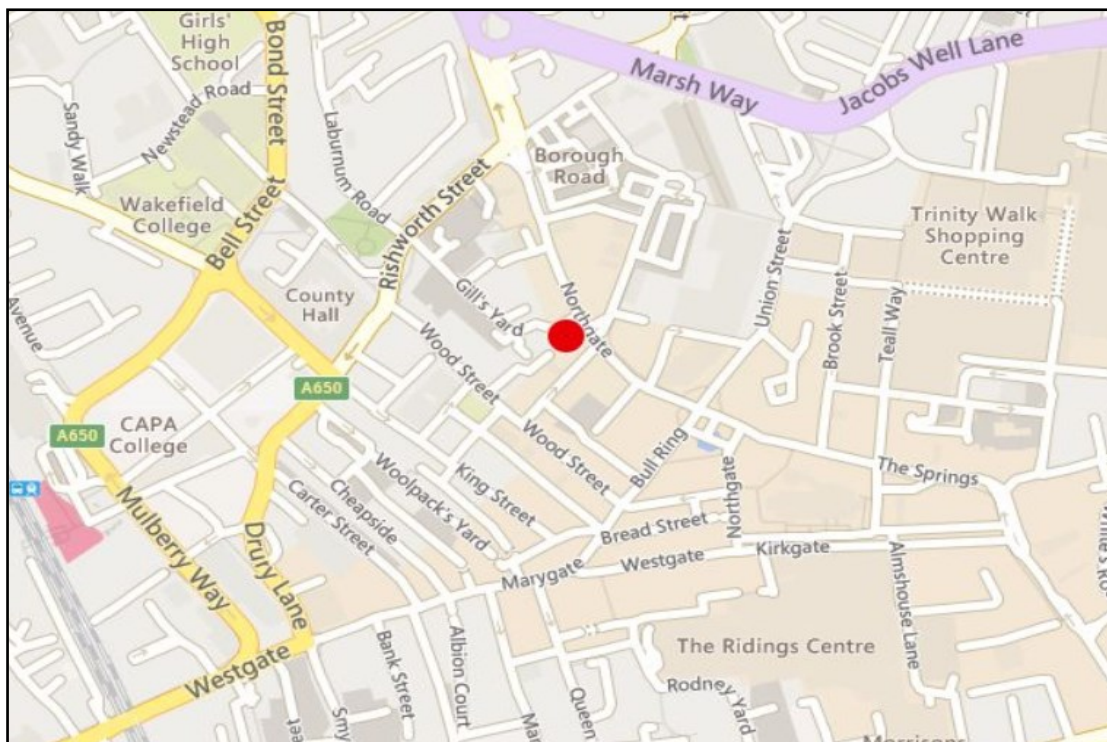
## DESCRIPTION

This is a very well presented ground and first floor retail unit situated in a prominent trading position in a much sought after location on Northgate.

The accommodation comprises a broadly rectangular ground floor retail area with an aluminum shop front display and very useful retail and storage space at first floor.

## LOCATION

The property is located on Northgate, close to its junction with Cross Street. This position is very popular with various boutique style shops, Estate Agents and restaurants. Other nearby traders include Fino, Manning Stainton, Robatory, Butterfly Aesthetics and Sofra Turkish Grill.



## ACCOMODATION

Ground Floor

Sales - 17ft 7in x 35ft 6in = 624 sq ft

Kitchen - 6ft 4in x 6ft = 38 sq ft

**Total GF area = 662 sq ft**

First Floor

Sales- 17ft 8in x 33ft = 583 sq ft

Store - 9ft x 5ft = 45 sq ft

Male and female Wc facilities

**Total area = 1,290 sq ft**

## LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be decided.

## RENTAL

£20,500 per annum

## RATES

We understand from the VOA website that the property is currently £15,250. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. 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

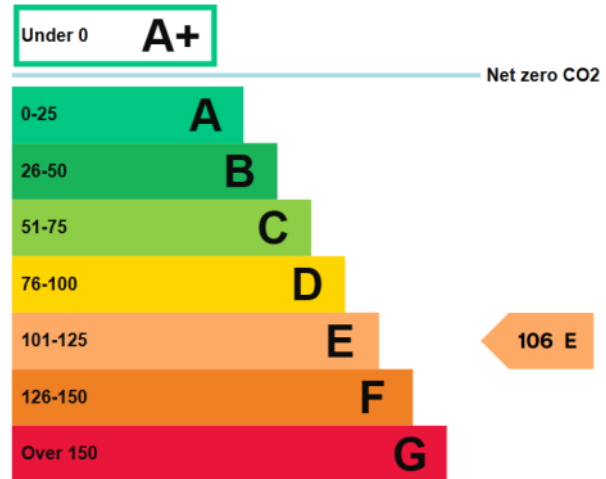
All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

## 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.

## Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### 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 April 2024 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.