

PROMINENT RETAIL UNIT TO LET



Unit 20-23 All Saints Walk, The Ridings Shopping Centre, Wakefield, WF1 1DS

- 5,543 sq ft (514.94 sq m)
- Prominent trading position next-door to Morrisons Supermarket
- Would suit a variety of uses
- Located in the heart of Wakefield city centre.
- Kitchen & Wc facilities
- Substantial internal space



DESCRIPTION

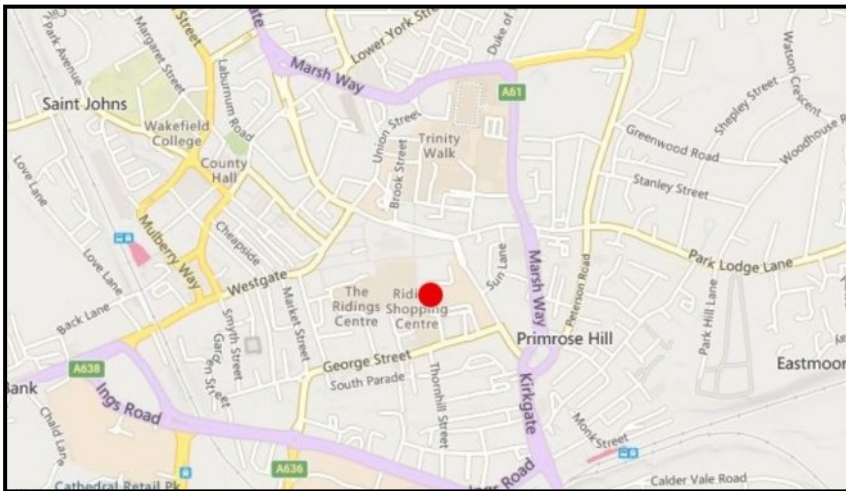
An opportunity to let this substantial retail unit situated in the busy Ridings Shopping Centre next-door to Morrisons supermarket.

The property comprises of broadly open plan space including Wc facilities, kitchenette and store.

Why not be part of something new? The Ridings Shopping Centre is now being regenerated and now is the time to benefit from some of the substantial incentives that are being offered. These premises are being let at a very competitive rental, making them ideal for a variety of users.

LOCATION

This is one of the premium locations within the centre and will benefit from being directly nextdoor to Morrisons Supermarket as well as close proximity to Marks and Spencer and Primark. 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

Zone A - 1,947 sq ft

Zone B- 1,549 sq ft

Zone C- 1,488 sq ft

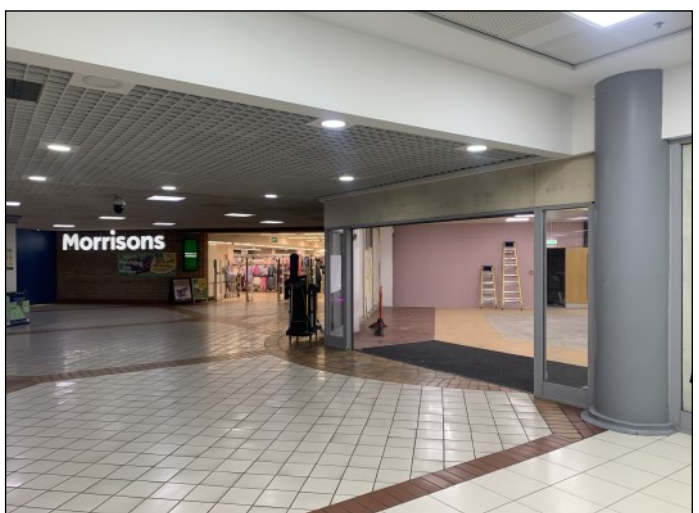
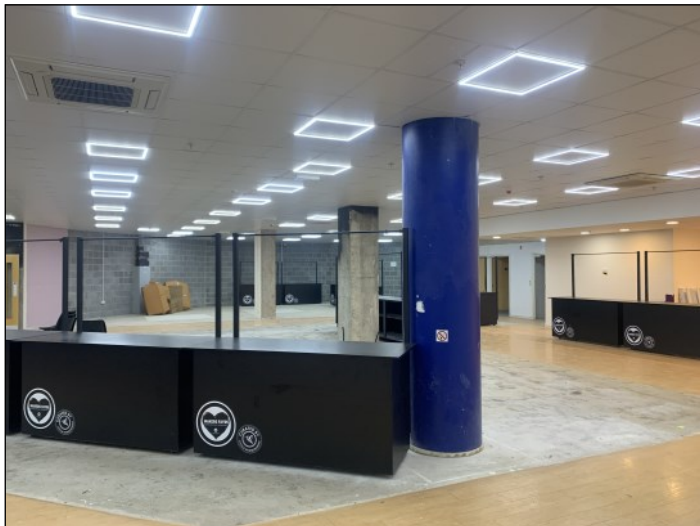
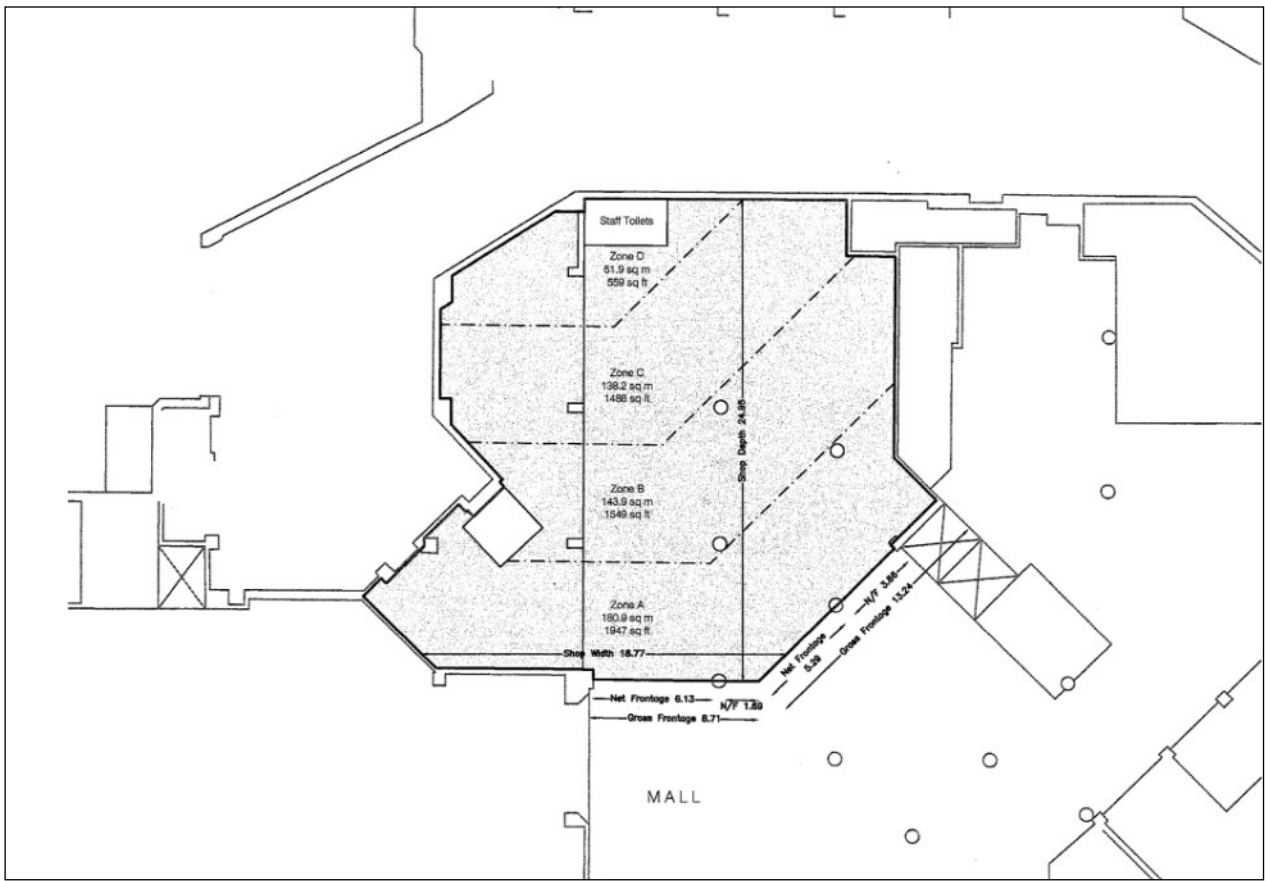
Zone D- 559 sq ft

Gross Frontage- 72ft

Shop depth- 81 sq ft

Shop width- 61 sq ft

Total net internal - 5,543 sq ft plus wc facilities



RENTAL

£30,000 per annum 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. Further details upon request.

RATES

We understand from the VOA website that the property is currently awaiting an assessment.

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.

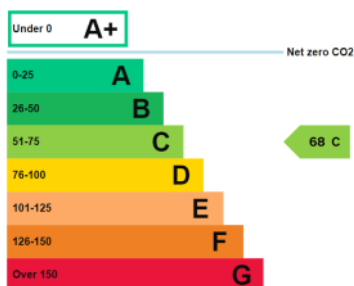
VAT

All prices quoted are exclusive of VAT which 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.

This property's energy rating is C.



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 February 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.