

PRIME RETAIL UNIT TO LET



15 Northgate, Wakefield, WF1 1HD

- Ground Floor - 592 sq ft (55 sq m)
- First Floor - 984 sq ft (91 sq m)
- Superb location adjoining Costa Coffee and Paddy Power
- Very generous first floor sales area
- Flexible open planned space
- Close to Bullring and the Cathedral



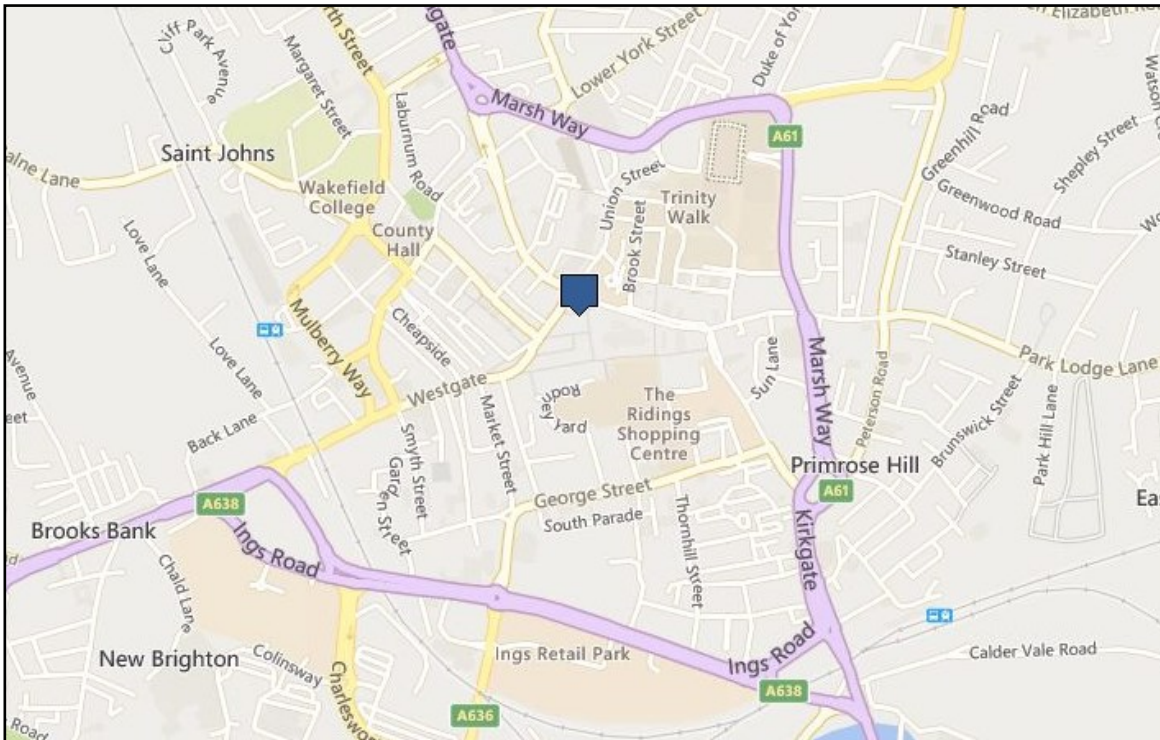
DESCRIPTION

This is a superb retail unit situated in a prime pedestrianised location adjoining Costa Coffee and Paddy Power. This former clothing retail shop would of course prove ideal for a similar use but could easily be adapted into either a hair or beauty salon.

Internally the premises are broadly rectangular with an open stair case to the first floor where there is a substantial sales area/store with Wc facilities off.

LOCATION

This is arguably one of the best trading locations in the city centre benefiting from excellent footfall seven days a week. Being just a few paces away from the Bull Ring and opposite the Virgin Bank and Cathedral, this really is a very central trading location in the heart of the city centre.



ACCOMMODATION

Ground Floor

Frontage - 18ft

Built Depth - 37ft 6in

GF Sales Area = 592 sq ft

First Floor

FF Gross Area = 984 sq ft

(Includes Wc facilities)

Total area = 1,576 sq ft (146 sq m)

LEASE

The property is offered by way of a new full repairing and insuring lease for a term to be decided.

RENTAL

£25,000 per annum.

RATES

We understand from the VOA website that the current rateable value of the property is £23,500. The rates payable is calculated by applying the current business rates multiplier of 49.9p. Interested parties are advised to confirm the above figures with the local authority.

VAT

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

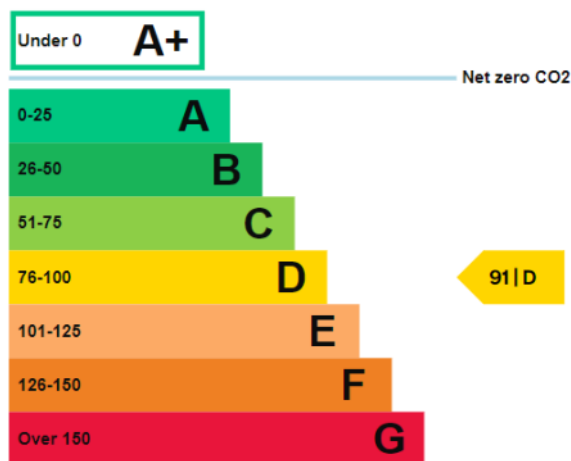
VIEWING

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.



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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 prepared 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.