

# DOUBLE FRONTED GROUND FLOOR RETAIL PREMISES TO LET



## 55 Kirkgate, Wakefield, WF1 1HX

- 4,000 sq ft / 372 sq m
- Broadly rectangular in shape
- Suspended ceiling and air conditioned
- Rear loading doors
- Other nearby traders include Iceland and NHS clinic.
- **A business plan is required before arranging a viewing for this property.**

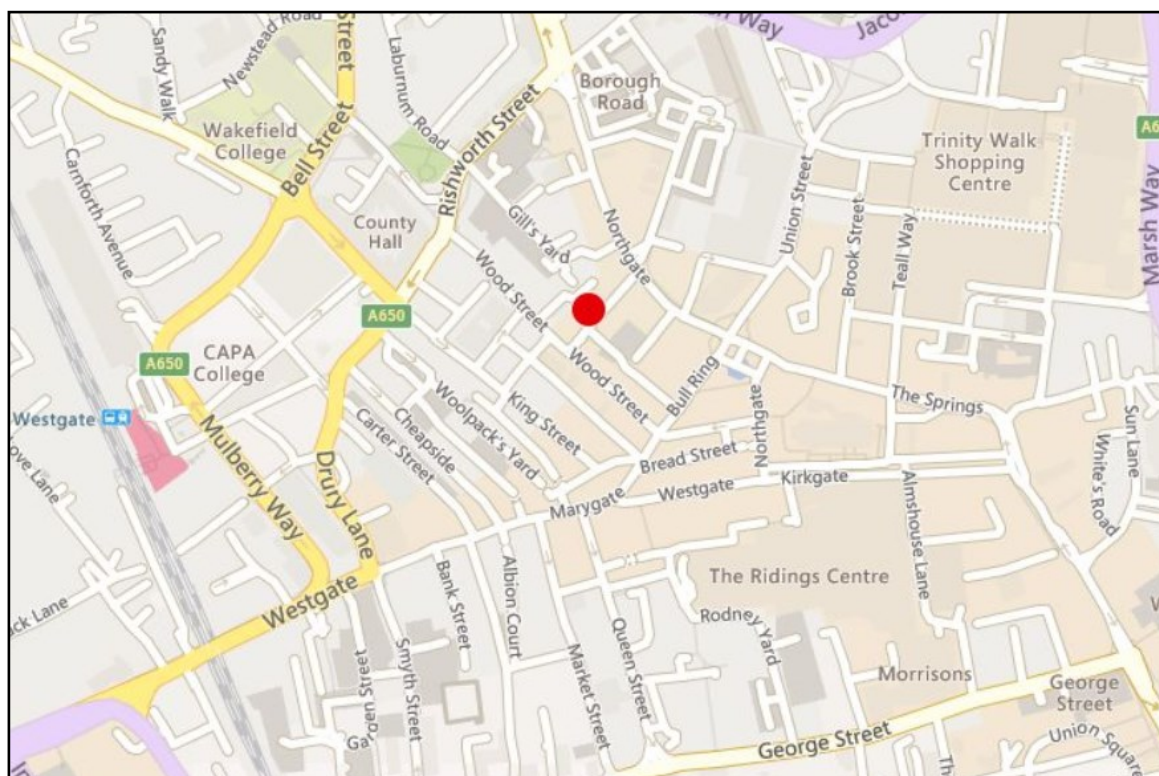


## DESCRIPTION

This is a very functional retail property with a broadly rectangular shop floor and having the benefit of a suspended ceiling. To the rear there is a service area which includes offices, stores, kitchen and staff Wc facilities along with rear loading doors. The retail areas have the benefit of being air conditioned.

## LOCATION

The property fronts directly onto Kirkgate which is a busy part of the city and this is only enhanced by the number of bus stops in the locality. The Kirkgate entrance to the Ridings Shopping Centre is opposite, other established high street names situated close by include Iceland and an NHS clinic.



## ACCOMODATION

Shop Frontage - 34ft 6in

Shop Depth - 73ft 6in

Sales Area - 2536 sq ft (235 sq m)

Rear Ancillary Area 1470 sq ft (136 sq m)

**Total Ground Floor Area = 4,000 sq ft**

## LEASE

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

## RENTAL

£30,000 per annum



## RATES

We understand from the VOA website that the property currently has a rateable value of £11,750. 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.

## SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

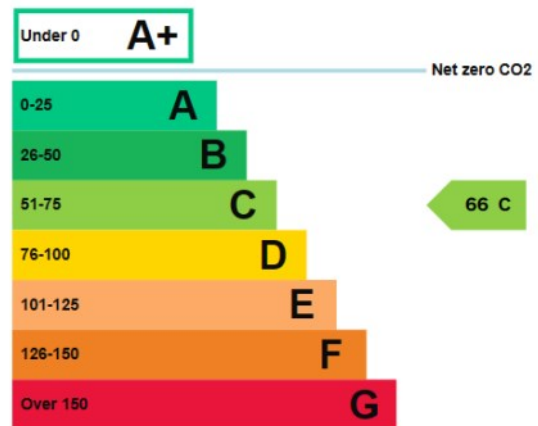
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## 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.

## Energy rating and score

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.