



47 Northgate, Wakefield WF1 3BH

TO LET

City Centre Retail / Office Premises

**1,290 Sq Ft
(120 Sq M)**

DESCRIPTION

This is a very well presented ground and first floor retail / office unit which is 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 aluminium shop front display and a very useful retail and storage space at first floor.

- ✔ Broadly open plan
- ✔ Useful upper parts
- ✔ Sought after location
- ✔ May suit food operator
- ✔ Excellent on street car parking

LOCATION

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

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	662	61
First	628	58
Total	1,290	120

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

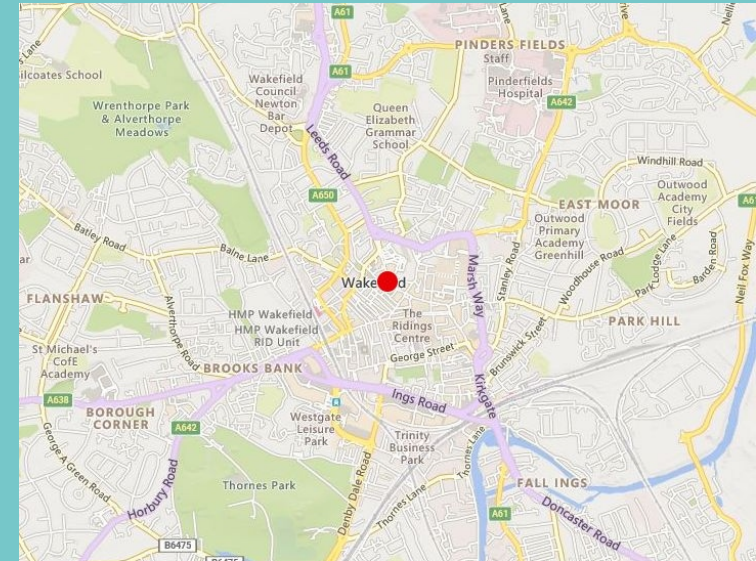
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

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

EPC The property has an EPC rating of E.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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