

TO LET

- ✓ Available October 2023
- ✓ Regular services to Leeds, London & Scotland
- ✓ A variety of uses will be considered
- ✓ Circa 3m passengers per annum

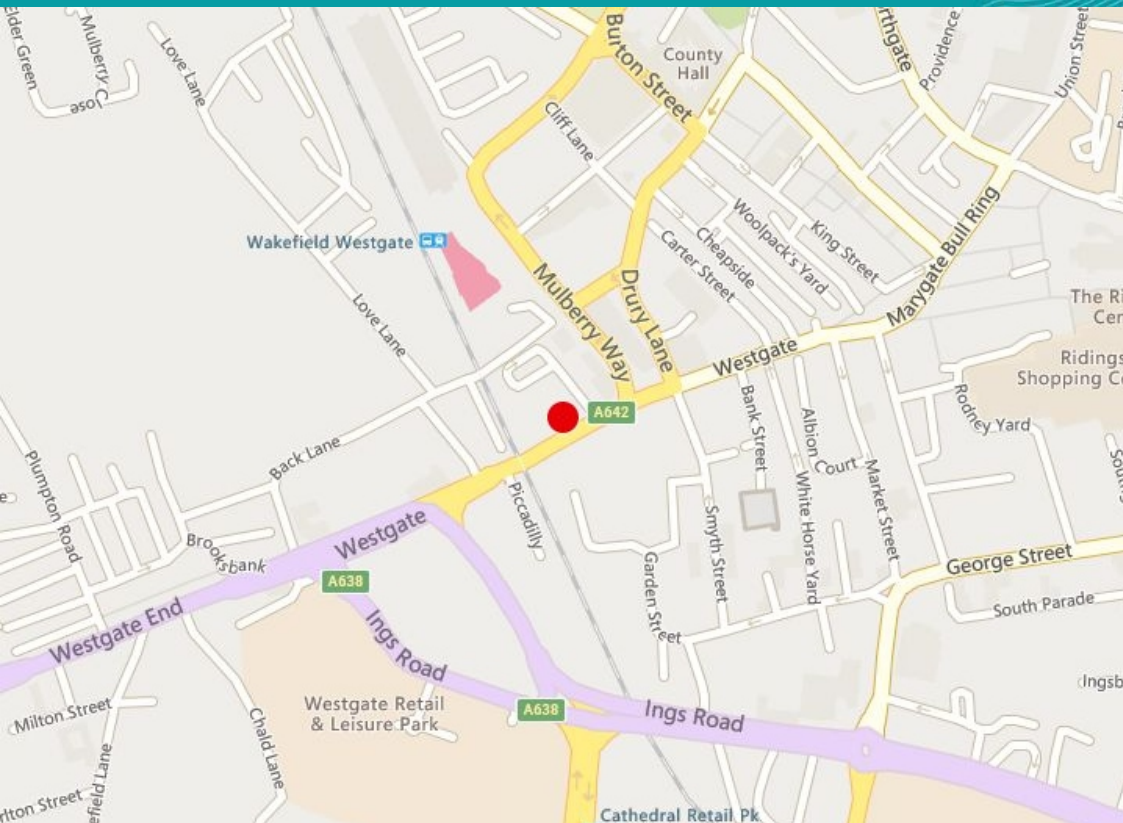


Unit 3, Wakefield Westgate Station, Wakefield WF1 1XP

Retail Opportunity

620 Sq Ft
(58 Sq M)

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DESCRIPTION

The serviced unit with glazed frontage has a net internal area of approximately 620sqft (57.59sqm) and is located inside the station buildings within a small parade of shops, sandwiched between WHSmith and Greggs. The unit currently trades as a Subway under a short term agreement.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	620	58

EPC

The property has an EPC rating of B (41).

SERVICE CHARGE

7.5% of the minimum guaranteed rent

INSURANCE CHARGE

2.5% of the minimum guaranteed rent

USE

The unit is suitable for a variety of retail uses including catering (excluding specialist coffee offer) and serviced retail.

AVAILABILITY

Subject to the vacation of the current occupier and the unit being stripped back to the shell, it is anticipated that the unit will be available to occupy in October 2023

LOCATION

The station is located on the fringe of the town centre which is less than a 10 minute walk away. A new university campus (circa 500 students) is located directly opposite the station. There is also a new residential estate and Wakefield Council offices less than 5 minutes walk from the station. Other tenants at the station included Costa, Greggs, WHSmith and On Track Coffee.

TERMS

A 6 year contracted out lease will be available

RENT

Offers are invited based on a percentage of turnover (net of VAT) which is to be underpinned by a minimum guaranteed rent in the region of £20,000 per annum exclusive.

BUSINESS RATES

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

VAT

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

LEGAL COSTS

The Tenant will be required to contribute £1,250 plus VAT towards the lease preparation costs.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
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