

# WAKEFIELD

Unit J Westmorland House, Brook Street



## Key Highlights

- The unit is situated in the heart of Wakefield Town Centre, adjacent to the Trinity Walk Shopping Centre.
- The property occupies a prominent corner with frontage to both the pedestrianised pitches of Brook Street and Market Way.
- The property is located just behind **Muffin Break** and in close proximity to a number of other national retailers, including **Lush**, **JD**, **VPZ**, **O2**, **Deichmann** and **Bonmarche**.
- The pitch is also home to a number of strong independent retailers including **Allums Butchers**, **Phone Extra** and **Love Beauty**.

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## Accommodation

The premises are arranged over a ground floor level, comprising the following approximate net internal area:

Ground: 753 sq ft 69.95 sq m

## Rent

£15,000 pax.

## Tenure

The property is available by way of a new effectively Fully Repairing and Insuring lease.

## Rates

Rateable Value: £14,622

UBR (2023/24): 0.499

Rates Payable: £7,296 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

The estimated service charge for 2023/2024 is £1,583.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Energy Performance Certificate available on request.

## Further Information & Viewing

Further Information & Viewing upon request.  
Viewing strictly by appointment with Savills.

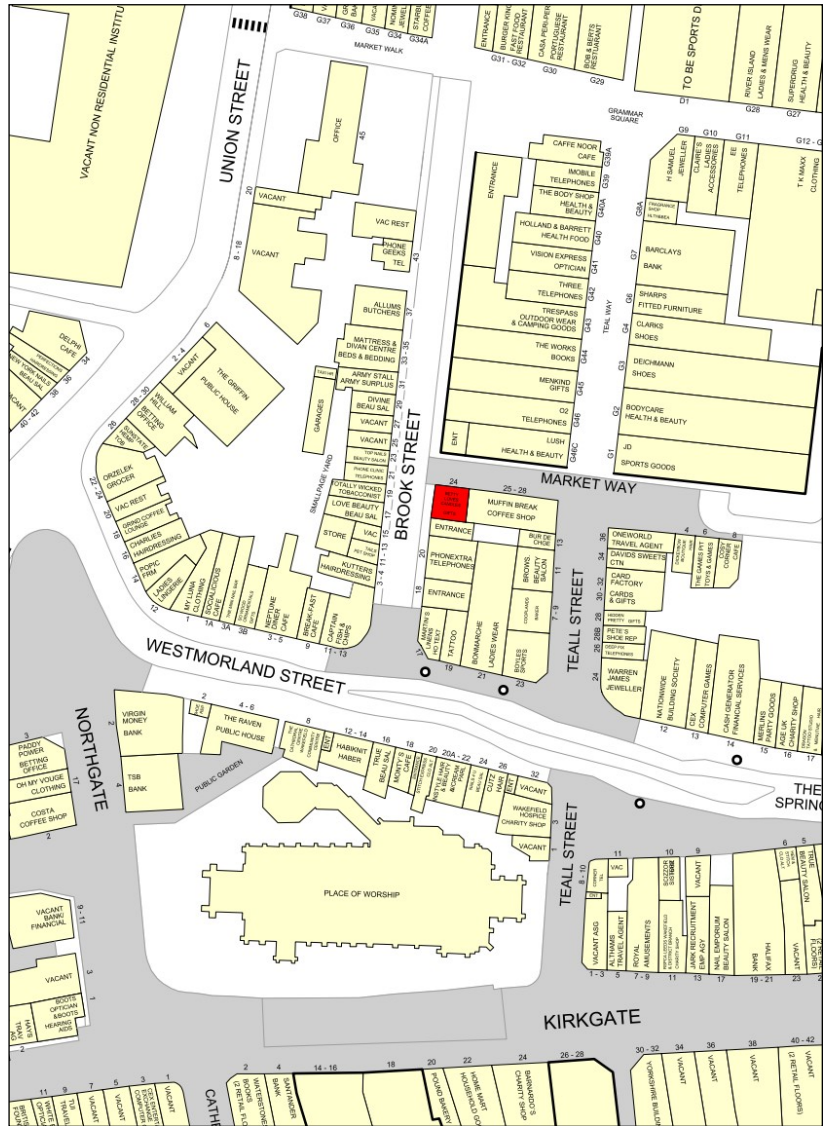
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## Contact

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January 2024

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