

WAKEFIELD

102/104 KIRKGATE THE RIDINGS SHOPPING CENTRE

CORNER LOCATION FULLY FITTED SHOP/RESTAURANT TO LET Subject to Planning

LOCATION

The Ridings Shopping Centre is at the heart of the retail offer in Wakefield providing approximately 345,000 sq ft of covered retail accommodation.

Anchor tenants include **Marks & Spencer, TK Maxx, BhS, Primark** and **Morrisons**. Other occupiers include **Boots, Waterstones, Clintons, Internacionale, Footlocker, Wallis, Sports Direct, Beaverbrooks** and **Warren James Jewellers**.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces.

The premises are situated on Kirkgate adjacent to **Games Workshop** and **Elite Dry Cleaners**, close to **Blockbuster, Walmsleys** and **Wilkinsons**.

ACCOMMODATION

Ground Floor Sales	2,045 sq ft	189.99 sq m
Ground Floor Ancillary	167 sq ft	15.51 sq m
First Floor Ancillary	2,510 sq ft	233.18 sq m

LEASE TERMS

The unit is available by way of a new 15 year effectively full repairing and insuring lease, incorporating 5 yearly upward only rent reviews.

RENT

Offers in the region of **£ 37,500 per annum** exclusive of rates, service charge and VAT (if applicable) are invited.

SERVICE CHARGE

Details available upon request.



RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 35,750.00
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 16,373.50

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Wakefield Council Business Rates Department (tel: 01924 306090). The Rates Payable may be subject to transitional relief.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

Jason Oddy Direct Dial: 0113 383 3759
E-mail: jason.oddy@brassrow.co.uk

Alex Mayor Direct Dial: 0113 383 3757
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Or

Matt Taylor Direct Dial: 020 7317 3706
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Will Blake Direct Dial: 020 7317 3705
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SUBJECT TO CONTRACT



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50 metres
br BRASSINGTON ROWAN
0113 242 2622

Energy Performance Certificate

Non-Domestic Building



102-104, Kirkgate
Wakefield
WF1 1TB

Certificate Reference Number:
0248-3090-0716-0490-9791

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

100 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 455
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

57 If newly built

90 If typical of the existing stock