

WAKEFIELD

7 WESTGATE

WF1 1JZ

PRIME CITY CENTRE SHOP



LOCATION

Wakefield is an established cathedral city situated c. 11 miles south of Leeds. This well connected city is served by 3 junctions of the M1 motorway and lies on the main East Coast rail line with London reached in c.2 hours.

The city has a strong retail offer with two shopping centres (The Ridings c.319,000 sqft and Trinity Walk c.500,000 sqft) lying either side of the Cathedral and pedestrianised Westgate/Kirkgate. Retailers including the likes of **Debenhams, M&S, Boots, H&M, River Island** and **Top Shop** are all represented.

Westgate lies at the heart of Wakefield's retail offer and is the city's prime pedestrianised street.

The subject property occupies a prominent position on Westgate, close to the Cathedral Walk entrance to The Ridings Shopping Centre and therefore **Primark, TK Maxx** and the **Kitchen Food Court**. Westgate occupiers nearby include **Boots Opticians, TUI Travel** and **Waterstones**.

ACCOMMODATION

The premises comprise the following approximate net floor areas:

| | | |
|-----------------------------|-------------|-------------|
| Ground Floor Sales | 106.65 sq m | 1,148 sq ft |
| First Floor Sales/Ancillary | 56.4 sq m | 607 sq ft |
| Second Floor Ancillary | 28.4 sq m | 306 sq ft |

RENT

£ 27,500 per annum exclusive.

LEASE

The premises are offered on a new effective FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.

RATES

We are advised the property is assessed as follows:-

| | |
|--------------------------------------|-------------|
| Rateable Value (2017) | £ 31,500.00 |
| UBR (2020/2021) | 49.9p |
| Estimated Rates Payable (2020/2021) | £ 15,718.50 |
| Estimated Payable with Retail Relief | £ NIL |

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E(105). A copy of the EPC is available for inspection if required.

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.

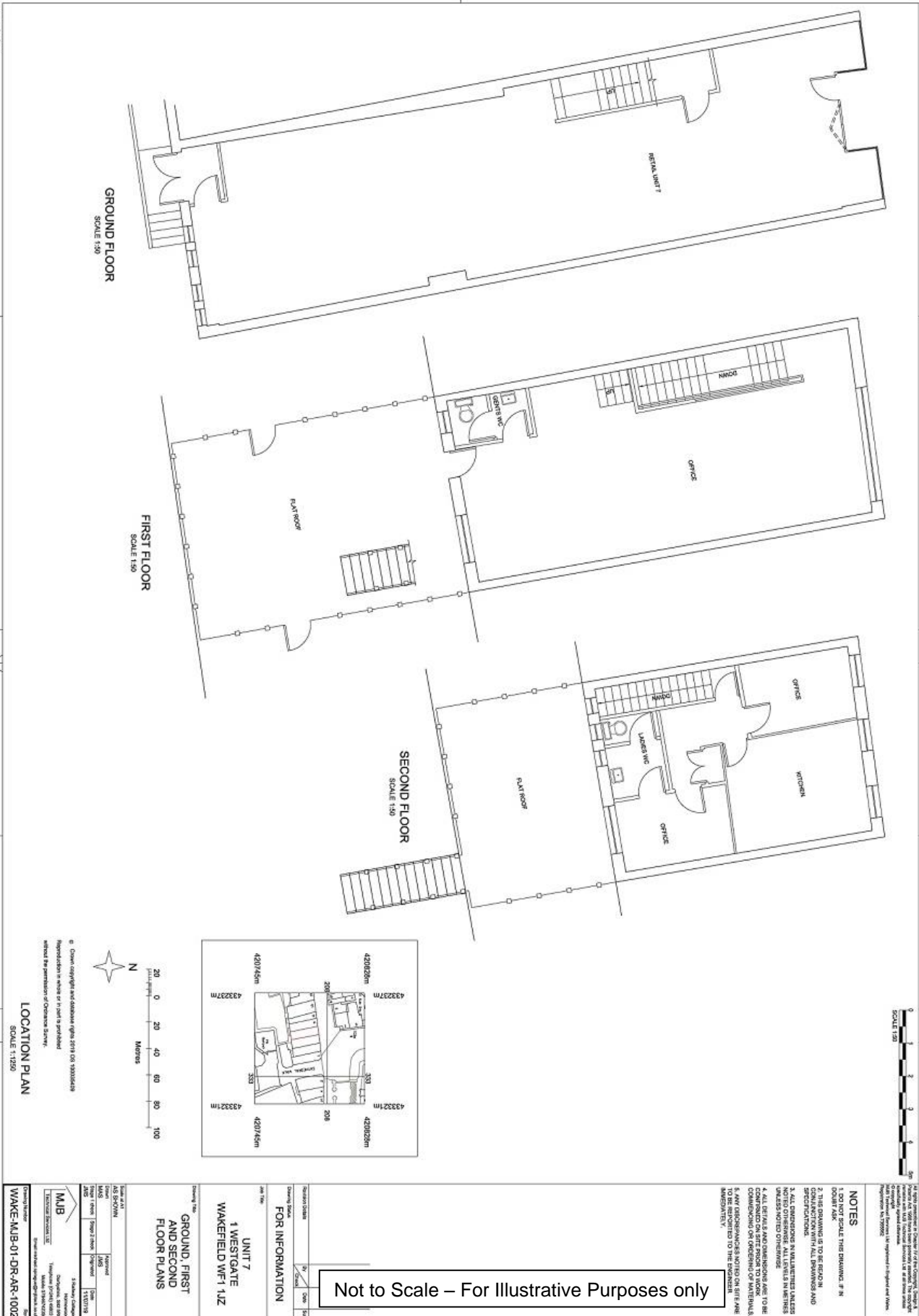
VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

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SUBJECT TO CONTRACT



0 10 20 30 40 50
 SCALE 1:50
 METRES

0 20 40 60 80 100
 METRES

Scale 1:50
 Scale 1:50
 Scale 1:50
 Scale 1:1250

GROUND FLOOR
 SCALE 1:50

FIRST FLOOR
 SCALE 1:50

SECOND FLOOR
 SCALE 1:50

LOCATION PLAN
 SCALE 1:1250

UNIT 7
 1 WESTGATE
 WAKEFIELD WF1 1JZ

FOR INFORMATION

NOTES

1. DO NOT SCALE THIS DRAWING. IF IN DOUBT, ASK.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND NOTED OTHERWISE. ALL LEVELS IN METRES UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS IN METRES UNLESS NOTED OTHERWISE.
4. ALL DETAILS AND DIMENSIONS ARE TO BE COMPLETED ON DECISION OF MATERIALS TO BE REPORTED TO THE SURVEYOR.
5. ANY DIMENSIONS NOTED ON SITE ARE TO BE REPORTED TO THE SURVEYOR IMMEDIATELY.

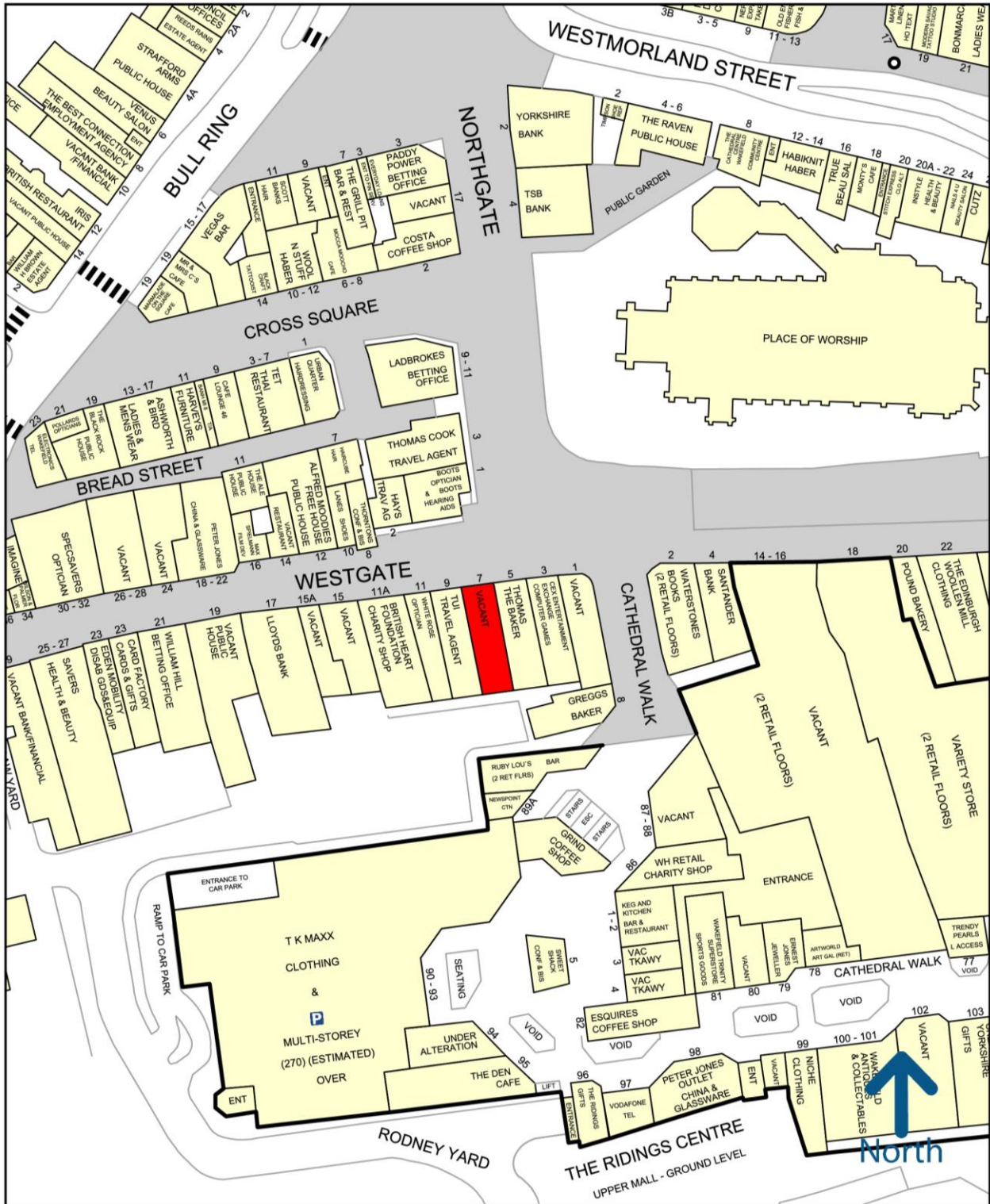
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 3 Market Square
 Wakefield WF1 1JZ
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WAKE-MJB-01-DR-AR-1002

Not to Scale – For Illustrative Purposes only

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