

# WAKEFIELD WF1 1JZ

## 7 WESTGATE

### 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 **M&S, Boots, H&M, JD Sport, River Island** and **New Look** 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
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#### RENT

£24,500 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 expect the property will be re-assessed on occupation, but the figures should not exceed the following:

Rateable Value (April 2023)	£19,750.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£ 9,855.25
Estimated Payable with Retail Relief	£ 2,463.81

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

#### 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



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