

WAKEFIELD

5 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 **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

We are advised the premises comprise the following approximate net floor areas:

Ground Floor Sales	99.5 sq m	1,071 sq ft
Ground Floor Anc	34.0 sq m	366 sq ft
First Floor Sales/Ancillary	65.3 sq m	703 sq ft
Second Floor Ancillary	38.7 sq m	417 sq ft

Nb. Access to the upper floors is via an external staircase.

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	£ 31,250.00
UBR (2022/2023)	49.9p
Estimated Rates Payable (2022/2023)	£ 15,593.75
Estimated Payable with Retail Relief	£ 7,796.88

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 other reliefs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C(58). 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.

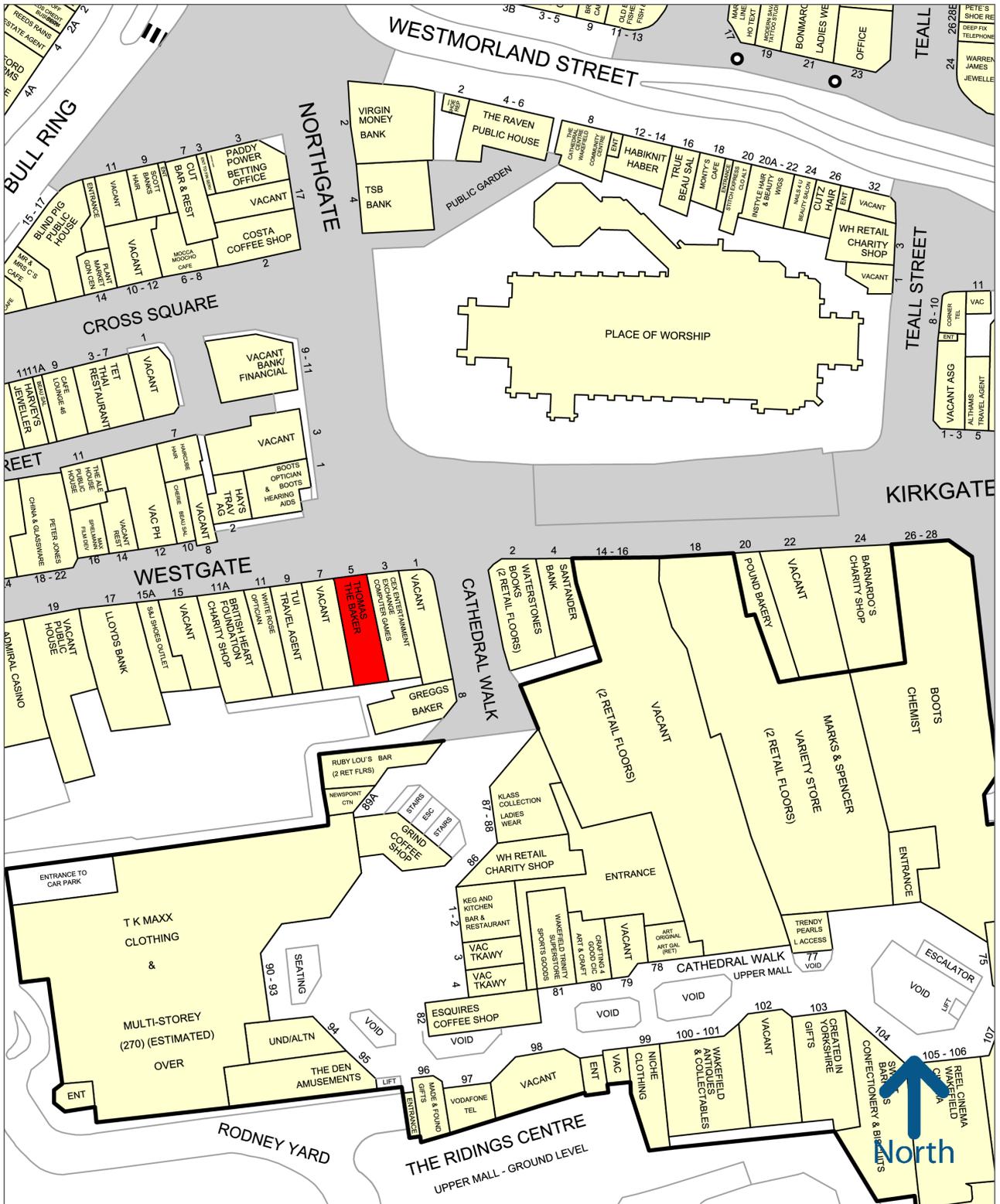
VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact:

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SUBJECT TO CONTRACT & VACANT POSSESSION



Experian Goad Plan Created: 20/09/2021
Created By: Brassington Rowan



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