

WAKEFIELD WF1 1JZ

1 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 the corner of Westgate and Cathedral Walk, one of the primary entrances to The Ridings Shopping Centre and therefore close to **Primark** and the **Kitchen Food Court**. Westgate occupiers nearby include **Boots Opticians, CEX, Hays Travel** and **Waterstones**.

ACCOMMODATION

The premises comprise a ground floor lock-up shop with the following approximate dimensions and net floor area:

Internal Width	5.61 m	18'05"
Shop Depth	20.98 m	68'10"
Ground Floor Sales	103.5 sq m	1,114 sq ft

RENT

£ 32,500 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 understand the property is not currently in the Rating List and is therefore expected to be subject to assessment on occupation.

It is believed the whole of the building (including the first and second floors) previously had a 2017 Rateable Value of £27,750.00

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 E(103). 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.

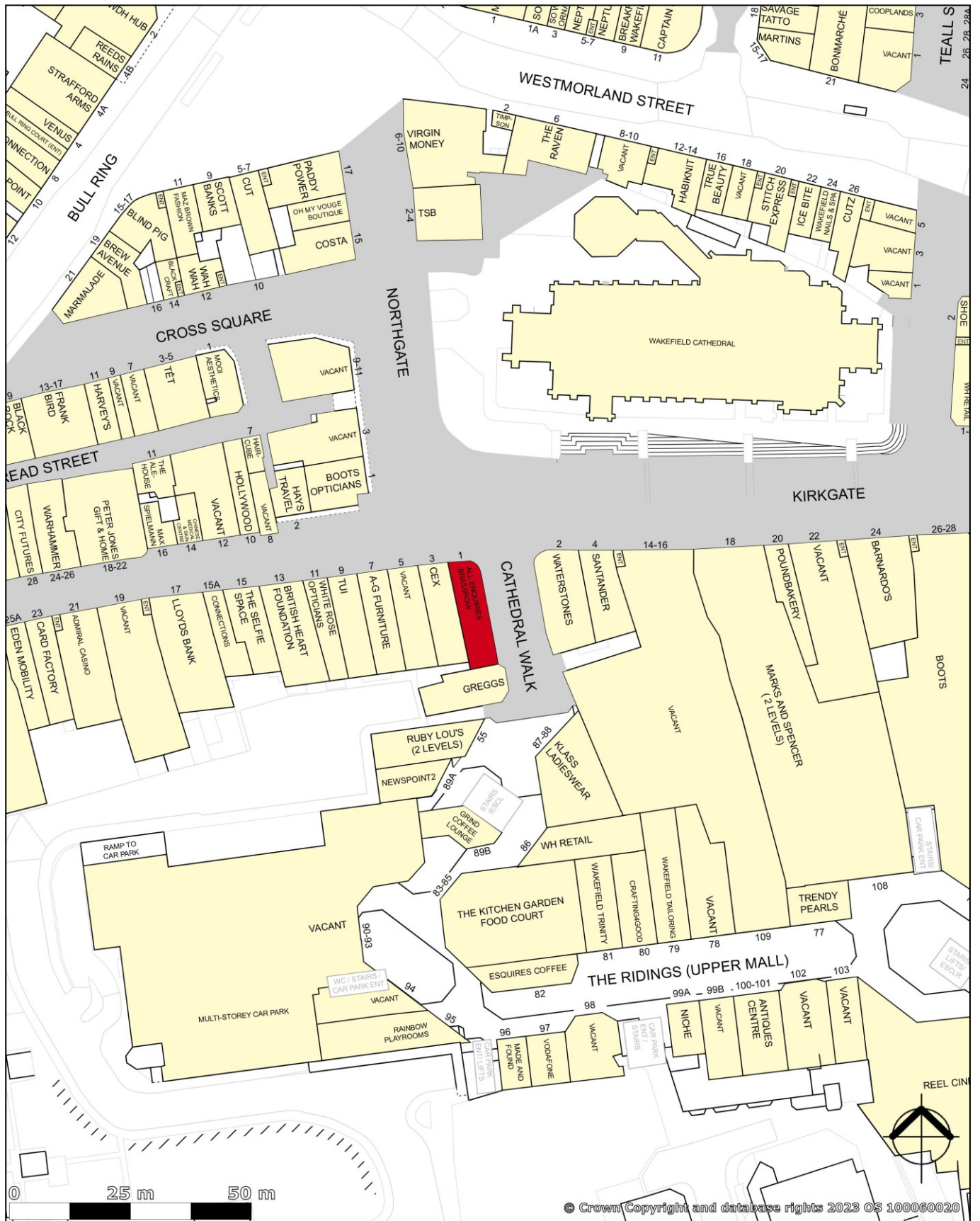
VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact:

Jason Oddy D: 0113 383 3759
E: jason.oddy@brassrow.co.uk

John Birtwistle D: 0113 383 3758
E: john.birtwistle@brassrow.co.uk

SUBJECT TO CONTRACT



IMPORTANT NOTICE: Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an intending Purchaser must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively; Subject to Contract and Availability.