# WAKEFIELD 34 KIRKGATE

PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

# CAN BE EXTENDED TO PROVIDE SOME 5,000 sq ft ON GROUND FLOOR

SUBJECT TO VACANT POSSESSION

#### Location

The property is located in an extremely busy and prominent location on Kirkgate, in close proximity to the Ridings Shopping Centre.

The property is adjacent to **The Yorkshire Building Society** and other retailers in the near vicinity include **Boots**, **Brighthouse** and **Marks & Spencer**.

#### **Accommodation**

The property is arranged on ground and first floor, having the following approximate measurements and areas:

Internal Width	23'9"	7.23 m
Shop Depth	107'6"	32.77 m
Ground Floor	2,965 sq ft	275.5 sq m
First Floor	451 sq ft	41.86 sq m

The property can be combined with 36 Kirkgate to provide some 5,000 sq ft on ground floor – subject to planning.

# Lease/Rent

The property is available by way of a new full repairing and insuring lease at a rent of £42,500 per annum exclusive.

#### EPC

The Energy Performance asset rating is Band D, 96. A full copy of the EPC is available if required.



#### **Business Rates**

Verbal enquiries to Wakefield Council confirm the property is assessed as follows:

Rateable Value

£39,000

Interested parties are advised to make their own enquires on 01977 727121.

### **Legal Costs**

Each party will be responsible for their own legal costs incurred in the transaction.

#### VΔT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

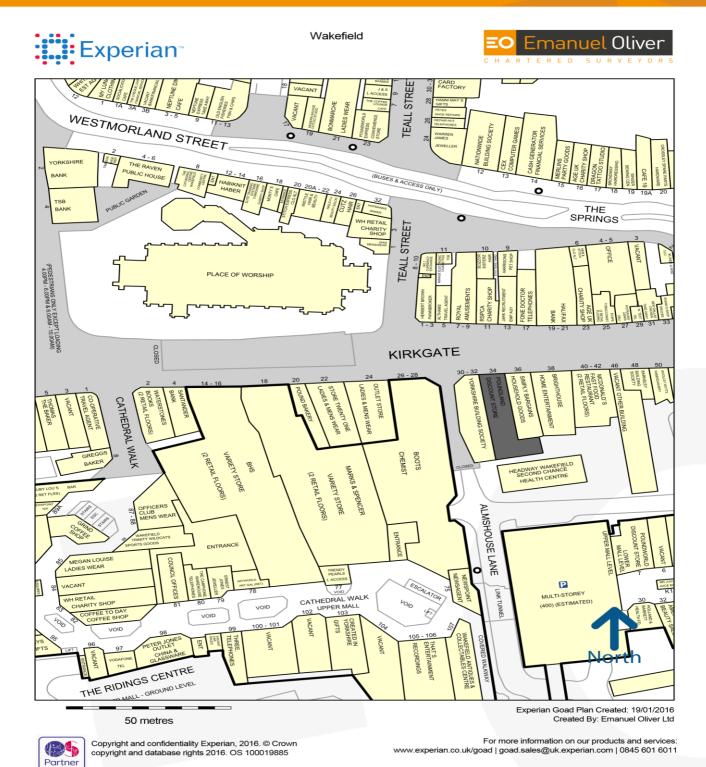
# **Photographs and plans**

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Viewing

Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, llyr@emanueloliver.com

Details updated 19/1/2016



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