

TO LET

2-4 Union Street Wakefield

West Yorkshire, WF1 3AE

1,436 sq ft (133.4 sq m)



- Prominent Retail Location
- Wakefield City Centre
- Opposite Trinity Walk Leisure
- Flexible Terms Available

Bruton Knowles

4100 Park Approach, Thorpe Park, Leeds, LS15 8GB

0113 418 2101

2-4 Union Street Wakefield

LOCATION

The property is situated on Union Street between the Bull Ring and the Trinity Shopping Centre, directly opposite the Wakefield Market Hall. This area benefits from a good footfall and is also the main route to the bus station. Other nearby traders include William Hill, Bookmakers, Lloyds Pharmacy. Additionally the council approved planning permission in December 2017 for the development of part of Union Street for Trinity Walk Leisure, which will have nine cinema screens, along with restaurants and cafes.

DESCRIPTION

This the property comprises a prominently positioned retail unit which offers a broadly rectangular ground floor sales area with a useful first floor office/store and substantial basement. WC facilities are from within the basement area.

ACCOMMODATION

	Sq ft	Sq m
Ground floor Sales	704	65.4
First Floor	180	16.7
Basement	552	51.3
Total (NIA Approx)	1,436	133.4

RATES

The Valuation Office Agency has entered the property into the 2017 list with a rateable value of £30,750. Interested parties should rely on their own enquiries with the Local Rating Authority.

SERVICES

We understand that the property is connected to mains electric, water and drainage but have not carried out any tests in this regards.

VIEWING

Viewings are by appointment with the sole agents.



PLANNING

The property currently has permitted use for A1 Shops under the Town and Country Planning Act (Use Classes Order) 1987 however the property would be suitable for a variety of retail uses subject to obtaining the relevant consents.

TERMS

The shop is available on a new full repairing lease at a rental of £6,000 per annum exclusive of rates and VAT.

ENERGY PERFORMANCE CERTIFICATE

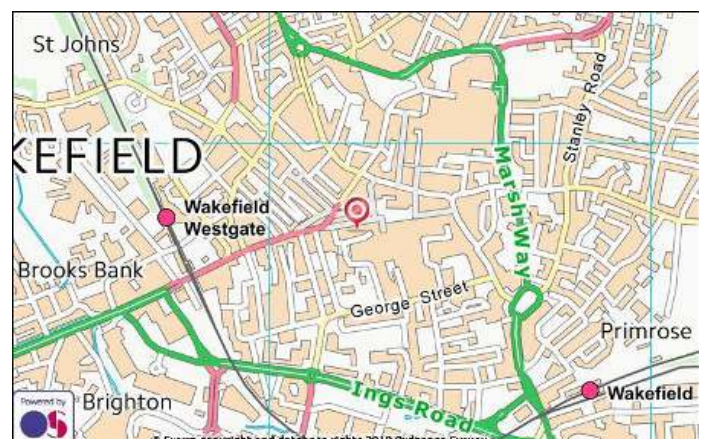
The property has an energy performance rating of D -86. A copy of the EPC can be emailed on request.

LEGAL COSTS

Each party to be responsible for their own professional costs incurred in the transaction.

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CONTACT

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Important Notice

Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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