

# TO LET

## 29 Westgate Wakefield

West Yorkshire, WF1 1JZ

864 sq ft (80.3 sq m)



- Prominent Retail Location
- Wakefield City Centre
- High Footfall
- Flexible Terms Available

**Bruton Knowles**

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

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# 29 Westgate Wakefield

## LOCATION

The property occupies an excellent position between Corals & Superdrug in the centre of the traditionally prime retail area of Westgate. Westgate is a very busy thoroughfare and is an excellent value shop location. Wakefield is a fast improving city and has seen a variety of recent major city centre developments. A new Westgate train station within the Merchant Gate will maintain and enhance this part of Westgate.

## DESCRIPTION

The premises comprise a well proportioned ground floor shop unit, accessed via a recessed entrance to the right hand side of the frontage. The shop is broadly rectangular in shape, and currently retains many betting shop features following the previous tenants relocation. There is a WC to the rear of the unit.

## ACCOMMODATION

	Sq ft	Sq m
Ground floor Sales	864	80.3
Ground floor ITZA	576	53.5
<b>Total (NIA Approx)</b>	<b>864</b>	<b>80.3</b>

## RATES

The Valuation Office Agency has entered the property into the 2017 list with a rateable value of £17,750. Interested parties should rely on their own enquiries with the Local Rating Authority.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of class C (60). A copy of the EPC can be emailed on request.

## SERVICES

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



## PLANNING

We understand the property currently has permitted use for A1 Shops and A2 Financial Services 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. Interested parties should make their own inquiries with the Local Planning Authority.

## TERMS

The shop is available on a new full repairing lease. Offers are invited in the region of £15,000 per annum exclusive of rates and VAT.

## LEGAL COSTS

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

## VIEWING

Viewings are by appointment with the sole agents.

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## CONTACT

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#### Important Notice

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