

# PRIME OFFICE/RETAIL UNIT

## With upper parts

# TO LET



## 2a Bull Ring, Wakefield, WF1 1HA

- 982 Sq Ft - ( 91.23 Sq M)
- Part of a prestigious building
- Very well presented internally
- Prime city centre location
- Upper parts
- Wc and kitchen facilities
- Excellent pedestrian footfall



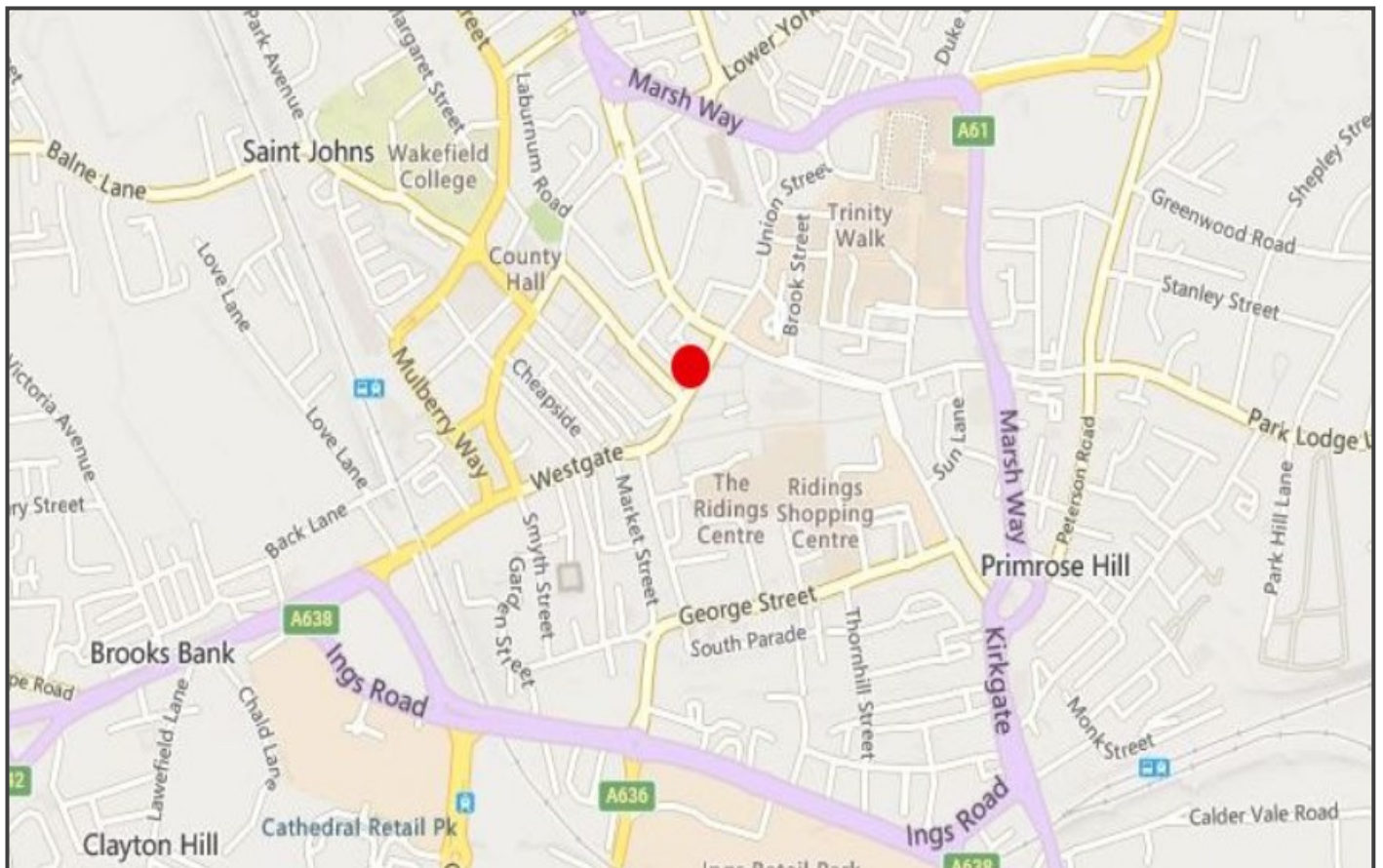
## DESCRIPTION

This is a centrally located retail unit having the benefit of useful upper parts, being situated in what is one of Wakefield's most prestigious buildings. In addition, the site is in the midst of Wakefield's Cafe bar culture overlooking the Bull Ring. The property includes laminate flooring, feature lighting and 3 x wc's to the first floor.

The accommodation is planned on two floors and is broadly rectangular in shape with stairs to the rear leading to the upper parts.

## LOCATION

Being situated in this near to prime position close to the busy junction of the Bullring and Northgate. The premises benefit from good passing pedestrian flow with a pedestrian crossing located nearby which leads into the main pedestrian area of the city and the Trinity Shopping Centre. Nearby occupiers include Qubana Bar & Grill, Reeds Rains Estate Agents, The Strafford Arms and Iris Restaurant.



## ACCOMODATION

Net frontage 17ft 7in  
Shop depth 32ft 3in

Ground floor sales area 531ft

First floor Offices - Storage 451 sq ft

Male, female and unisex WC facilities

**Total Net Internal Area- 982 sq ft (91.23 sq m)**

## RENTAL

£19,000 per annum plus VAT

## LEASE

The property is available by way of a new Full Repairing and Insuring lease for a term to be decided.

## SERVICE CHARGE

A service charge is applicable. Further details upon request.



## RATES

We understand from the VOA website that the property is currently awaiting a separate assessment, The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

## EPC

The property is currently awaiting an EPC assessment.



### GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated June 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.