

**RETAIL UNIT  
MAY SUIT DELICATESSEN OPERATOR  
TO LET**



**784 SQ FT (72.83 SQ M)**

**54 NORTHGATE  
WAKEFIELD  
WF1 3AN**

## **DESCRIPTION**

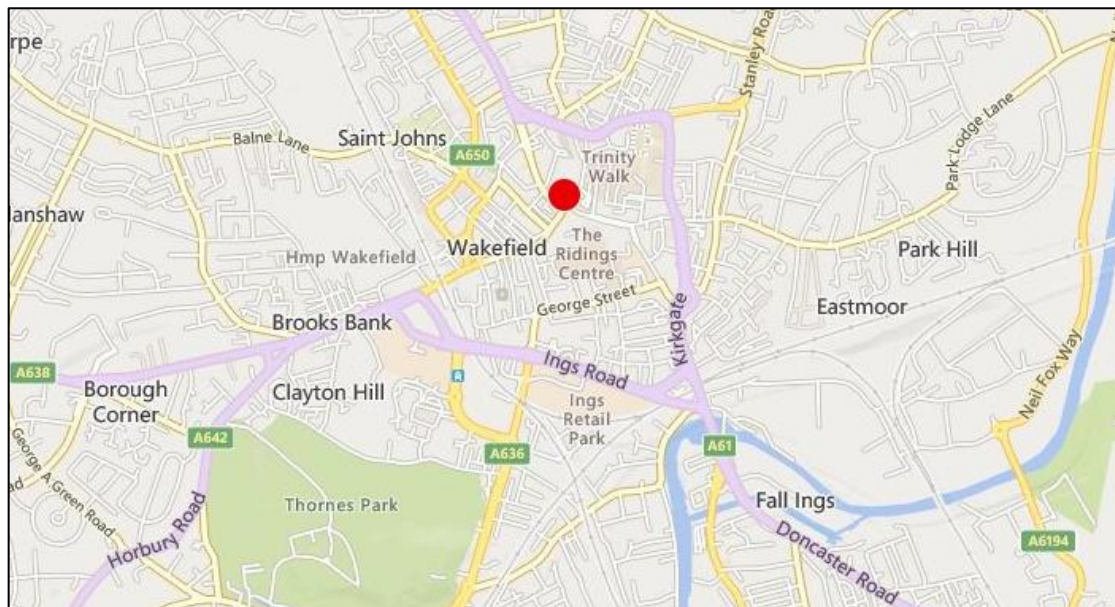
This is a very prominent retail unit with A1 and A2 planning consent situated in a parade of shops known as Northgate Court which overlooks the Bull Ring.

The accommodation comprises a broadly rectangular retail space narrowing to the rear with Wc and kitchen facilities. The property benefits from having a number of delicatessen type fixtures and fittings including a walk in fridge and two display fridges and therefore may suit this type of operation.

## **LOCATION**

The property occupies a key position on Northgate overlooking the Bull Ring. The Bull Ring is positioned between the entrances to the Ridings Shopping Centre and the Trinity Walk Shopping Centre as well as being on the edge of the pedestrian shopping precinct.

Other nearby traders include Icmeler restaurant, Costa Coffee, Robatory, Geek Retreat and Grind Coffee Shop.



## **ACCOMMODATION**

|  |                                 |
|--|---------------------------------|
| Front retail (including walk in fridge)- | 14ft 9in x 36ft 8in = 572 sq ft |
| Middle Store-                            | 12ft 4in x 7ft 8in = 94 sq ft   |
| Kitchen-                                 | 5ft 10in x 6ft 5in = 37 sq ft   |
| Rear store-                              | 4ft 7in x 16ft 7in = 76 sq ft   |
|  | Total- 784 sq ft (72.83 sq m)   |

Plus Wc facilities

## **RENTAL**

£18,000 Per Annum

## **LEASE**

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

## VAT

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

## LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

## RATES

We understand from the VOA website that the current rateable value of the property is £12,500. The rates payable is calculated by applying the current 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.

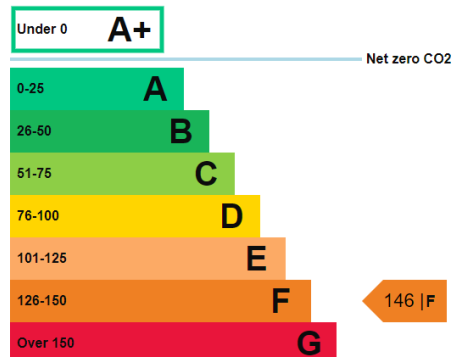
For more information please contact the local authority on 01977 727121.

## VIEWING

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

## Energy efficiency rating for this property

This property's current energy rating is F.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. 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.
3. 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.
4. 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.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared September 2022 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.