

# PROMINENT SHOP UNIT TO LET



**1,099 - 3,136 SQFT (102.1 - 291.33 SQM)**

**24 TEALL STREET  
WAKEFIELD  
WF1 1QF**

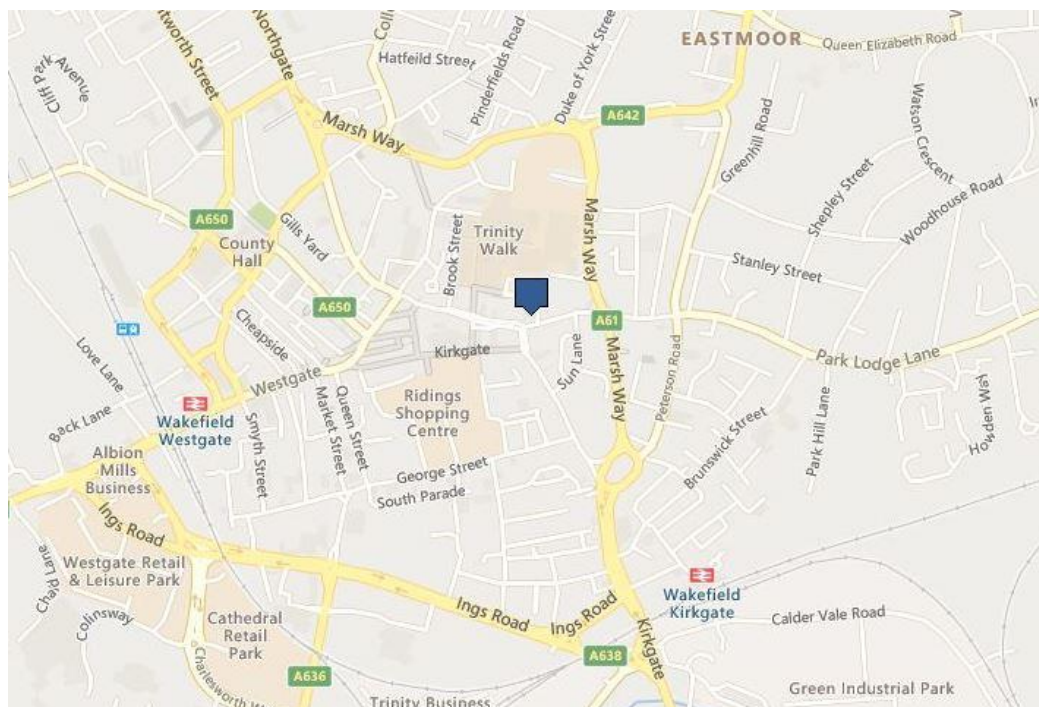
## DESCRIPTION

Arguably one of Wakefield's most visible retail properties, occupying a 'landmark location' in the heart of the City Centre. The accommodation is arranged over three floors with ground floor utilised as retail space. The property benefits from having an excellent return frontage extending to approx. 60ft onto The Springs and Teall Street.

## LOCATION

This is one of the most prominent shops in the town centre, being on the corner of Teall Street and The Springs. This is one of the busiest spots in Wakefield between The Ridings Shopping Centre and the Trinity Shopping Centre which has become one of the busiest shopping areas in the city centre.

Wakefield bus station and ample customer car parking are only a short walk away.



## ACCOMMODATION

Ground Floor	34ft x 41ft 6in= 1,099 sq ft (102.10 sq m)
First Floor	1062 sq ft (98.66 sq m)
Second Floor	975 sq ft (90.58 sq m)

**Total 3,136 sq ft (291.34 sq m)**

Please note, due to the irregular shape of the property, these are approximate measurements and interested parties should satisfy themselves as to the accuracy of these.

## LEASE

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

## RENTAL

£35,000 Per Annum

## VAT

The Landlord has not elected to register this property for VAT.

## 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 £26,500. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. interested parties are advised to confirm the above figures with the local authority.

The government announced in the budget that England's retail, leisure and hospitality firms will not pay any business rates in the coming year as part of plans to support the UK economy in the face of the coronavirus outbreak.

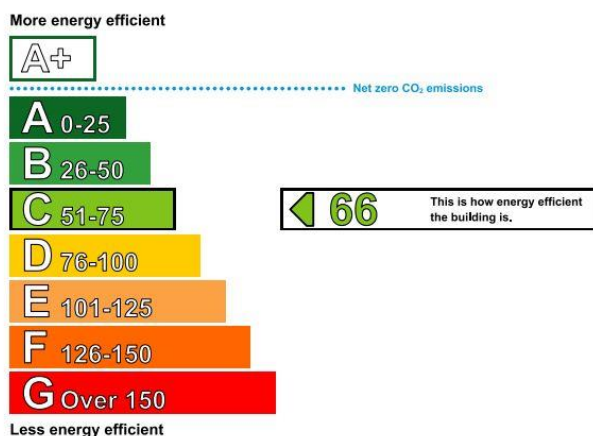
This relief will apply to occupied retail properties with a rateable value of less than £51,000 in the year 2020/21

## VIEWING

By prior appointment with sole agents Vickers Carnley where Lee J Carnley or Isobel Smith will be pleased to assist, Tel: 01924 291500.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C66. A copy of the certificate is available upon request or from our website.



### 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 July 2020 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.