

GROUND FLOOR CORNER RETAIL UNIT TO LET



527 SQFT (48.96 SQM)

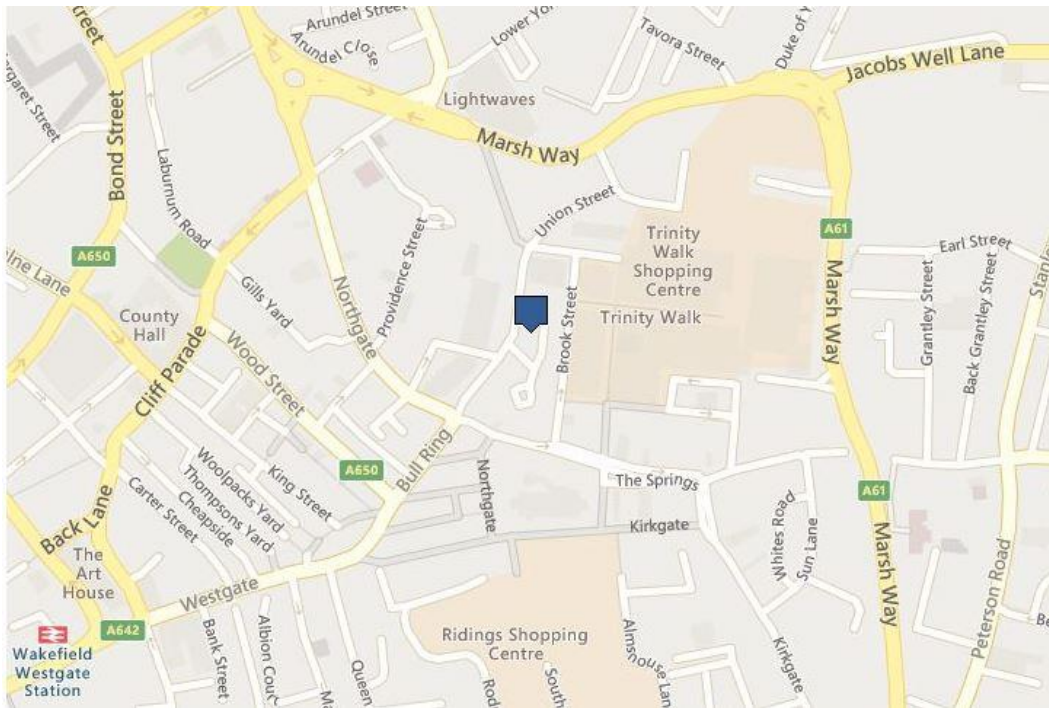
**20 UNION STREET
WAKEFIELD
WF1 3AE**

DESCRIPTION

Occupying a corner position these premises are located on a very visible trading location adjacent to the popular Trinity Walk Shopping centre, within walking distance to the Bull Ring and opposite the Wakefield bus station and former indoor market. The premises includes front retail area, store and Wc facilities.

LOCATION

The property fronts directly on to Union Street in Wakefield City Centre and opposite the Wakefield bus station and former indoor market. The premises are within walking distance of the Bull Ring and adjacent the popular Trinity Shopping Centre.



ACCOMMODATION

Unit 20- 527 Sq Ft

LEASE

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

RENTAL

£8,000 Per Annum

VAT

All prices quoted are exclusive of VAT which may 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 £13,750. 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.

SMALL BUSINESS RATE 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 Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C51. 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 December 2019 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.