

UNIT TO LET—SUBJECT TO VACANT POSSESSION

WAKEFIELD

Unit G46C Trinity Walk



Key Highlights

- Trinity Walk Shopping Centre is located in the heart of Wakefield town centre providing approximately 500,000 sq ft of Retail, F&B and Leisure space.
- The centre is anchored by TK Maxx, Next, Sports Direct and Sainsburys whilst also benefitting from a 1,000 space secure car park.
- The subject unit is located opposite Burger King and is in a close vicinity to several national operators including Starbucks, Bob and Berts, Holland and Barrett, H Samuel, USC and River Island.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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Accommodation

The premises are arranged over the ground and first floor level, comprising the following approximate net internal area:

Ground Floor:	976 sq ft	90.6 sq m
First Floor	22,615 sq ft	2,101 sq m

Rent

Rent on application.

Tenure

The property is available on a new effective full repairing and insuring lease subject to vacant possession.

Rates

Rateable Value:	£118,000
UBR (2025/26):	£0.555
Rates Payable:	£65,490

(Interested parties are advised to make enquiries with the Local Authority.)

Insurance Premium

There is an insurance premium payable of £4,178 per annum.

Service Charge

The estimated service charge for 2025/2026 is £71,829 per annum.

EPC Rating

Rated B - Full Energy Performance Certificate available on request.

Legal Costs

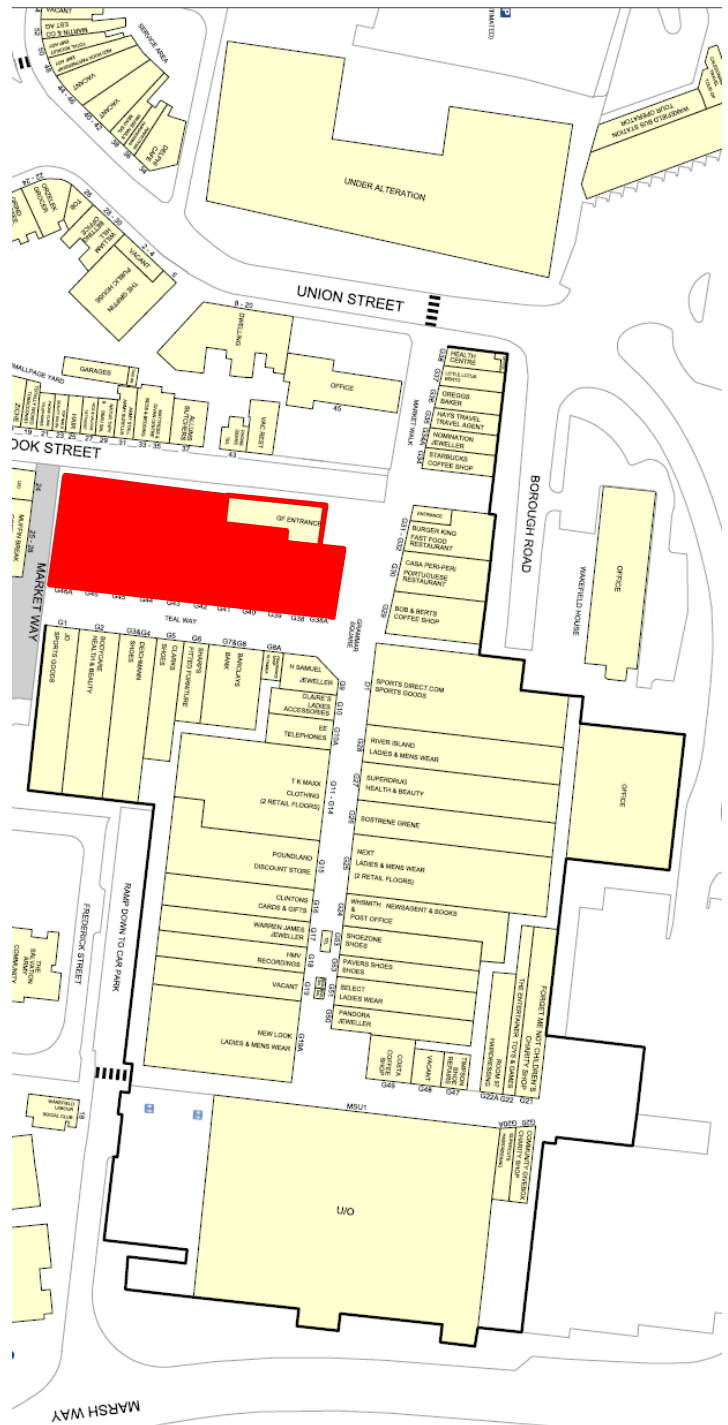
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information & Viewing

Further Information & Viewing strictly by appointment with Savills.

AML

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