



holroyd miller

Commercial



FOR SALE (MAY LET)

CITY CENTRE RETAIL UNIT

9-11 NORTHGATE, WAKEFIELD, WF1 1HE

THREE STOREY RETAIL PROPERTY LOCATED ON THE CORNER OF NORTHGATE & CROSS SQUARE AMOUNTING TO 421.8M²/ 4543FT² AND OF INTEREST TO INVESTORS AND OWNER OCCUPIERS.

FREEHOLD PRICE OF £545,000

01924 299494

DESCRIPTION

Retail unit with three floors on the corner of Northgate & Cross square with excellent frontage. Previously occupied by a furniture store, the property is available with vacant possession, and would suit a variety of uses or conversion to residential subject to any necessary consents.



LOCATION

The property occupies a very visible position opposite Costa coffee and close to the main entrance to Wakefield Cathedral. This is therefore a superb trading position.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
GROUND FLOOR		
Showroom	Open plan area.	110m ² / 1186ft ²
Kitchen	Fitted units with sink.	11.1m ² / 120ft ²
Toilets	Disabled access.	
First Floor		
Store	Open plan area.	146.4m ² / 1576ft ²
Toilets	Low flush WC and basin.	
Second Floor		
Store	Open plan area.	154.3m ² / 1661ft ²
Toilets	Low flush WC and basin.	
NET AREA		421.8m²/ 4543ft²

BUSINESS RATES

The Offices are presently assessed for rates on two Rateable Values totalling £64,000.

The standard rating multiplier for the year 2021/2022 is 51.2p in the pound (0.512). The small business multiplier is 49.9p in the pound

(0.499). Individual occupiers may also benefit from small business rate relief and transitional relief. More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, www.voa.gov.uk.

VAT

We understand the property is not presently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

PLANNING

Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

TERMS

The freehold is available at a purchase price of £545,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By prior telephone appointment through the agents.

Contact:

Michelle Graham

Tel: 01924 299494 (option 3)

Email: michelle@holroydmiller.co.uk



ENERGY EFFICIENCY RATING

The property has an Energy Efficiency Rating of E116 and a full report is available on request.

