



holroyd miller

Commercial



TO LET

RETAIL UNIT

28 WESTGATE, WAKEFIELD, WF1 1JY

RECENTLY REFURBISHED RETAIL UNIT AMOUNTING TO 102.6M² / 1105FT². PREVIOUSLY USED AS A FISH AND CHIP RESTAURANT HOWEVER IT WOULD SUIT A NUMBER OF USES SUBJECT TO THE NECESSARY CONSENTS.

RENT £18,000 PER ANNUM

01924 299494

DESCRIPTION

This is a newly refurbished ground floor property benefiting from having a newly installed shop front, comfort cooled heating system and being newly plastered throughout. This premises would prove ideal accommodation for anyone requiring a very prominently located restaurant or retail property.

LOCATION

Situated in the heart of Wakefield City Centre on one of the busiest precincts closely located to Marks and Spencer, Boots, and the entrance to The Ridings Centre.



ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Frontage	Open plan	80.2m ² / 864ft ²
Rear		22.4m ² / 242ft ²
NET AREA		102.6m² / 1105ft²

BUSINESS RATES

The property has a rateable value of £19,250. 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

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. 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 property is available on a new Lease for a term of three years or a multiple thereof at an initial rental of £18,000 per annum exclusive on a full repairing and insuring basis.

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 C71 and a full report is available on request.

Holroyd Miller
4 & 6 Newstead Road,
Wakefield,
WF1 2DE
Tel: 01924 299494
info@holroydmiller.co.uk
www.holroydmiller.co.uk

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