



TO LET

RETAIL UNIT

FACTORY SHOP, THORNES LANE WHARF, WAKEFIELD, WF1 5RL

- Retail unit offering flexible accommodation
- Car park
- Suitable for various uses subject to planning

RENTAL £27,500 per annum, exclusive of business rates and VAT



DESCRIPTION

The property forms a retail unit positioned on Thornes Lane Wharf within Wakefield.

Internally the unit benefits from open plan accommodation, which offers flexibility for various occupiers.

The unit provides further storage accommodation, office, and W/C.

Externally there is the benefit of a shared car park.

ACCOMMODATION

The property provides an area of 6,847 sq. ft. (636.13 sq. m.).

SERVICES

Electric, Gas, water and mains drainage are connected to the property.

BUSINESS RATES

Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

TENURE

LEASEHOLD

Full vacant possession available on completion

LEASE TERMS

The property is offered by way of a full repairing and insuring lease.

RENTAL

£27,500.00 per annum, exclusive

Exclusive of Business Rates and VAT (If Applicable)

VAT STATUS

The property is VAT elected.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction.

PLANNING

The unit has the benefit of planning permission for E.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E 107.

BUSINESS SUPPORT

Enterprising Barnsley can provide details of any Financial Assistance currently available in this location, and can be contacted on 01226 787535.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

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5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
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7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

Ref. No. C2933



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