



## **TO LET**

### **RETAIL PREMISES**

#### **83 NORTHGATE, WAKEFIELD, WF1 3BX**

- **Ground and First Floor Retail Unit with A2 planning consent**
- **Suitable for various uses subject to planning**
- **Prominent location on Northgate**
- **In close proximity to Trinity Walk**

**RENTAL £16,000 per annum, exclusive of business rates and VAT**



## **ACCOMMODATION**

The accommodation consists of ground, first floor and basement retail premises. The ground floor provides two open plan rooms, with a meeting room. The first floor is laid out into separate rooms of good sizes as well as providing both gentleman and ladies w/c and kitchen facility.

**Floor area:** 2,824 sq. ft.

## **SERVICES**

Mains electric and water.

## **BUSINESS RATES**

Current Rateable Value: £30,000

Uniform Business Rate 2019/2020: 49.1/50.4p in the £

Interested parties should make their own enquiries via the Local Authority's Business Rate Department as to whether they would qualify for small business rate relief.

## **TENURE**

Leasehold

## **PLANNING**

Use Classes: A2.

## **LEASE TERMS**

The property is offered for a term to be negotiated on a full repairing and insuring basis at a rental of **£16,000 (Sixteen Pounds) per annum**, exclusive of business rates and VAT.

## **RENTAL**

£16,000 per annum exclusive of business rates and VAT, if applicable.

## **SERVICE CHARGE**

Information upon request.

## **VAT STATUS**

Unless otherwise stated all prices/rents quoted are exclusive of VAT.

## **LEGAL COSTS**

Each Party to be responsible for their own legal costs.

## **DIRECTIONS**

Situated on Westgate an arterial route to the City Centre, the property is in close proximity to the Trinity Walk Shopping Centre. Northgate joins the A61 which in turn joins the A650 which leads to Junction 41 of the M1 Motorway.

## **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](http://www.wilbys.net)

## **IMPORTANT NOTICE**

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. 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 Local Authority.
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.
6. Wilbys have not tested any apparatus, equipment fittings or 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.
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.



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