



## **TO LET**

### **RETAIL UNIT**

**1,020 SQ. FT. (94.76SQ. M.)**

**81 NORTHGATE, WAKEFIELD, WF1 3BX**

- **Ground and First Floor Retail Unit**
- **Potential for 100% Small Business Rate Relief to qualifying occupiers**
- **Prominent location on Northgate**

**RENTAL £12,000 per annum, exclusive of business rates and VAT**

**WILBYS**

CHARTERED SURVEYORS

## **ACCOMMODATION**

The accommodation consists of a ground and first floor retail premises. The ground floor consists of an open plan sales area with a rear storage room. The first floor provides retail and storage accommodation.

**TOTAL AREA** **1,020 SQ. FT.**

## **SERVICES**

Mains electric and water.

## **BUSINESS RATES**

Current Rateable Value: £7,700

Uniform Business Rates 2022/2023:49.9p and 51.2p in the £

This property may benefit from small business rate relief. Interested parties should make their own enquiries via the local authorities Business Rate Department.

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 Class E

## **LEASE TERMS**

The property is offered for a term to be negotiated on a full repairing and insuring basis at £12,000, exclusive of business rates and VAT.

## **RENTAL**

£12,000 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.

## **ENERGY PERFORMANCE CERTIFICATE**

The property has an Energy Performance Certificate with a rating to be confirmed.

## **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.

Ref. No. C2 2022 2/2



6A Eastgate, Barnsley S70 2EP

Tel: 01226 299221

Email: [contact@wilbys.net](mailto:contact@wilbys.net)