

WAKEFIELD 54 Bishopgate Walk The Ridings Shopping Centre

SHOP TO LET



LOCATION

The Ridings Shopping Centre is at the heart of the retail offer in Wakefield providing approximately 345,000 sq ft of covered retail accommodation. Anchor tenants include **Marks & Spencer**, **TK Maxx**, **Primark** and **Morrisons** alongside the likes of **Bodycare**, **Boots**, **Clintons**, **Poundland**, **Yours** and **F Hinds Jewellers**. The centre also has an adjoining multi-storey car park with approximately 1,070 spaces.

Bishopgate Walk is the busy middle level in the scheme and the subject property is situated close to **Bodycare** and opposite **Primark**.

ACCOMMODATION

The property has the following approximate areas :

Floor	sq ft	sq m
Ground Floor Sales	1,732	160.91
Ground Floor Ancillary	634	58.90

TERM

The unit is available by way of a new lease for a term of years to be agreed.

RENT

£30,000 per annum exclusive.

RATES

We are advised that the property is assessed for business rates as follows :

2017 Rateable Value	UBR (2017/2018)	Rates Payable
£32,000	0.466	£19,883

Interested parties should visit www.voa.gov.uk or contact the Local Authority (01977 727121) for further information as the rates payable may be subject to small business and/or transitional relief.

SERVICE CHARGE

Details on request

EPC

The Energy Performance Asset Rating is Band G (157). A copy of the EPC is available for inspection if required.

LEGAL

Each party is to be responsible for their own costs

SUBJECT TO CONTRACT & VACANT POSSESSION

VIEWING

For further information or to arrange a viewing, please contact sole joint agents **Jackson Criss** on

Richard Webster

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Alternatively, please contact Jonathan Newns or Phil Coombes at Barker Proudlove on 0113 388 4848

