

Wakefield Unit G37, Trinity Walk

Retail Unit To Let - A3 Consent



Location

Trinity Walk Shopping Centre is located in the heart of Wakefield town centre providing approximately 500,000 sq ft. The centre is anchored by Debenhams and Sainsbury's. Other tenants include H&M, New Look, Topshop/Topman, Next, Argos and River Island.

The subject unit is located adjacent to Coral and Burger King with other nearby operators including Greggs, The Chinese Buffet and Pizza Express.

Accommodation

The premises provide the following approximate areas:

Ground Floor:	1,150 sq ft	106.84 sq m
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Rent

At a commencing rental of £45,000 per annum exclusive.

Tenure

The property is available on a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Service Charge

The current service charge for 2015 is £6,567.91 per annum.

Rates

The Local Authority have advised us that the premises are currently assessed as follows:

Rateable Value:	£33,550
Rates Payable:	£16,147

(Interested parties are advised to make enquiries with the local authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & Further Information

Strictly by prior arrangement only with:

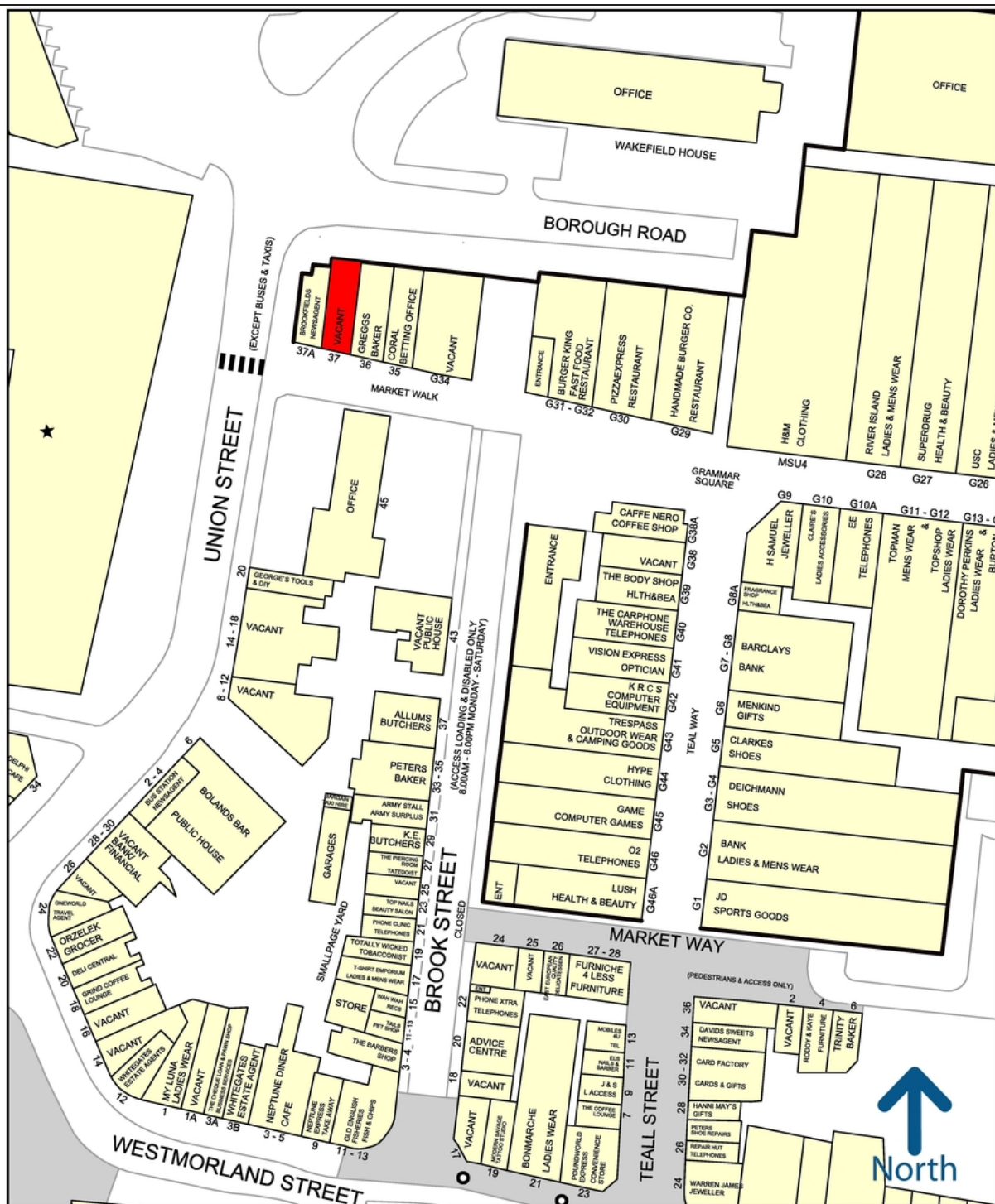
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