

Wakefield Unit G48, Trinity Walk

Retail Unit To Let



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 opposite Debenhams and adjacent to Costa Coffee and Shoecare, close to Argos, The Entertainer and New Look.

Accommodation

The premises provide the following approximate areas:

Ground Floor:	376 sq ft	34.93 sq m
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Rent

At a commencing rental of £35,000 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 £2,159 per annum.

Rates

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

Rateable Value:	£17,250
Rates Payable:	£8,315

(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:

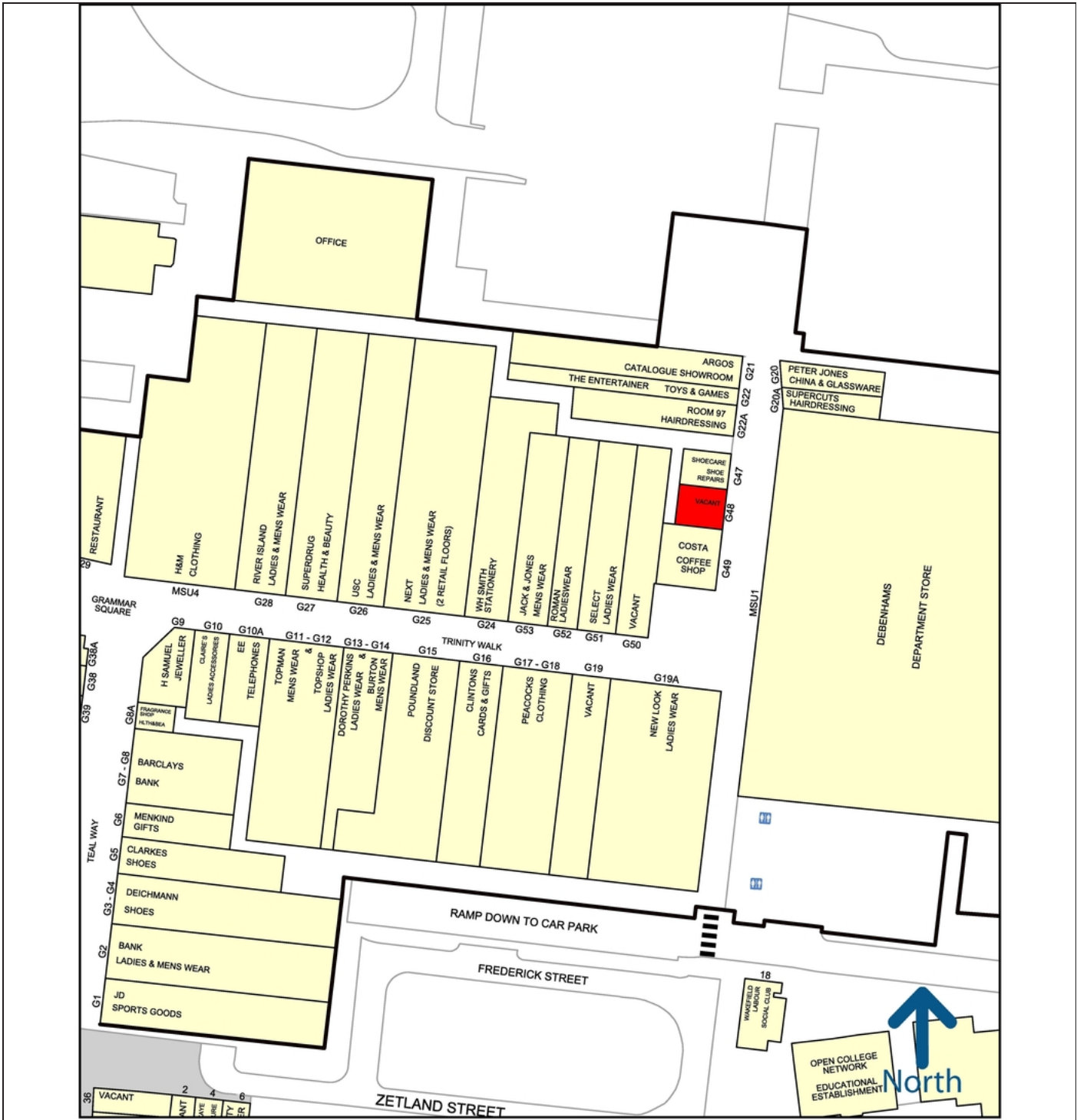
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