

# WAKEFIELD

## 25/26 ALL SAINTS 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 (newly extended)** and **Morrisons**. Other occupiers include **Bodycare, Boots, Peacocks, Clintons, Footlocker, F Hinds** and **Ernest Jones**.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces.

All Saints Walk is anchored by **Morrisons** and **Superdrug**. The premises are situated adjacent to **Holland & Barrett**, opposite **Poundworld** and **Card Factory**.

#### ACCOMMODATION

Ground Floor Sales      1,793 sq ft      166.57 sq m

#### LEASE TERMS

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

#### RENT

Offers in the region of £ 36,000 per annum exclusive are invited.

#### SERVICE CHARGE

The 2016/2017 on-account service charge is £15,447 per annum.



#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 41,500.00
UBR (2016/2017)	49.7p
Rates Payable (2016/2017)	£ 20,626

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Wakefield Council Business Rates Department (tel: 01977 727121). The Rates Payable may be subject to transitional relief.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E (125). A copy of the EPC is available for inspection if required.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

#### VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

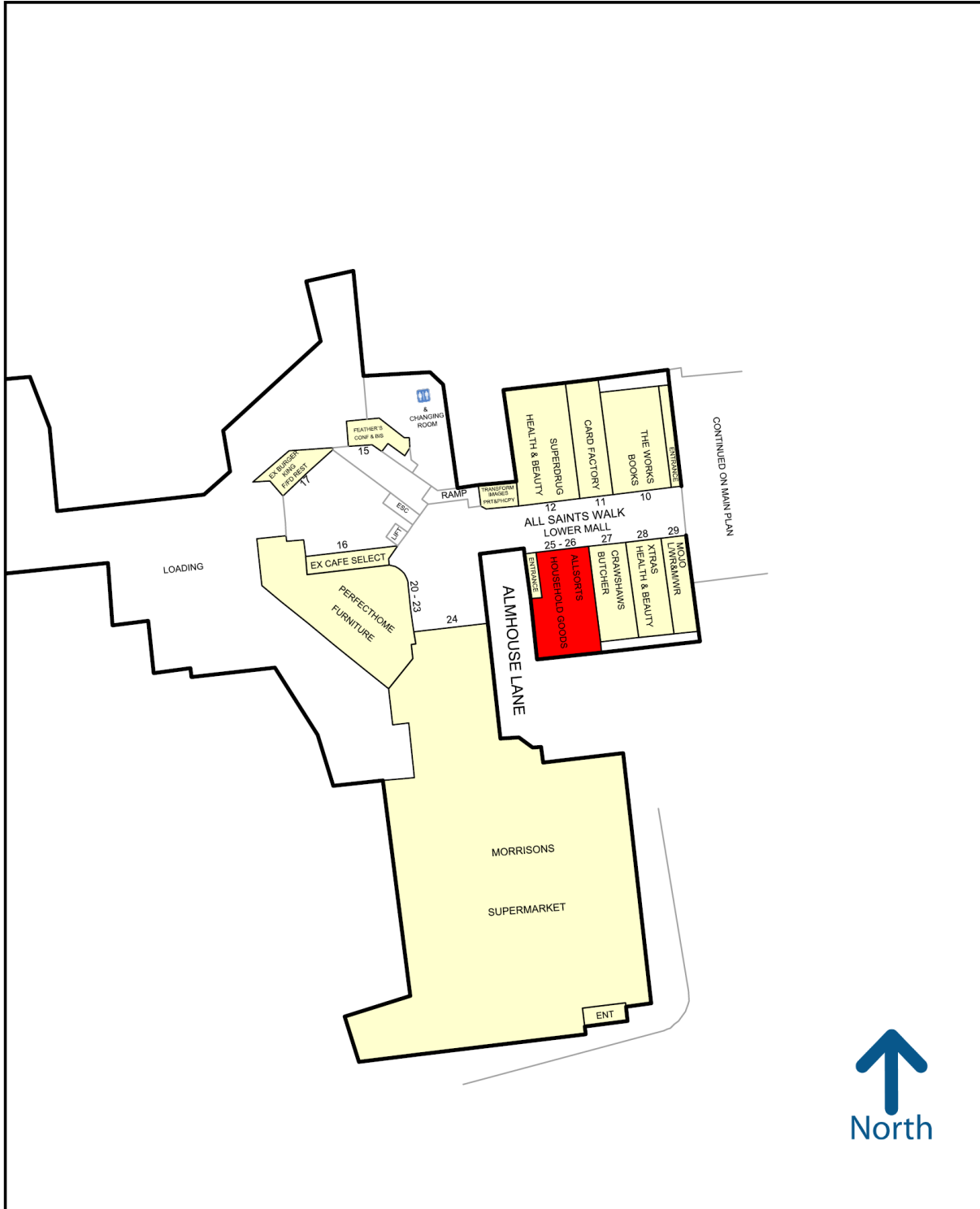
Jason Oddy      Direct Dial: 0113 383 3759  
E: jason.oddy@brassrow.co.uk

Alex Mayor      Direct Dial: 0113 383 3757  
E: alex.mayor@brassrow.co.uk

Or

Richard Webster      Direct Dial: 0113 819 8998  
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**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 06/10/2016  
Created By: Brassington Rowan



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