

WAKEFIELD 104 Cathedral Walk The Ridings Shopping Centre PROMINENT 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** with other occupiers including **Bodycare, Boots, Peacocks, Clintons, Poundland and F Hinds.**

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces and the subject unit is in close proximity to **The Garden** food court and **The Den** soft play. Retailers in the vicinity include **Marks & Spencer, Vodafone, Boots and Esquires**

ACCOMMODATION

The property is arranged on ground floor only having the following approximate net internal floor area :

Floor	sq ft	sq m
Ground Floor	3,934	365.48

TERM

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

RENT

£55,000 per annum exclusive.

RATES

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

2017 Rateable Value	UBR (2017/2018)	Rates Payable
£31,250	0.466	£35,545

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 available on request.

EPC

The Energy Performance Asset Rating is Band D (92). A copy of the EPC is available for inspection if required.

LEGAL COSTS

Each party is to be responsible for their own costs.

SUBJECT TO CONTRACT

VIEWING

For further information or to arrange a viewing, please contact **Jackson Criss**

Richard Webster

0113 819 8998
richardw@jacksoncriss.co.uk

Michael Lockhart

020 7637 7100
mlockhart@jacksoncriss.co.uk

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

