

WAKEFIELD

102/104 KIRKGATE THE RIDINGS SHOPPING CENTRE

CORNER LOCATION FULLY FITTED SHOP/RESTAURANT TO LET SUBJECT TO PLANNING

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, BhS, Primark** and **Morrisons**. Other occupiers include **Bodycare, Boots, Internacionale, Clintons, Footlocker, F Hinds** and **Warren James Jewellers**.

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

The premises are situated on Kirkgate adjacent to **Games Workshop** and **Elite Dry Cleaners** and close to **Cash Converters, William Hill** and **Wilkos**.

ACCOMMODATION

| | | |
|------------------------|-------------|-------------|
| Ground Floor Sales | 2,045 sq ft | 189.99 sq m |
| Ground Floor Ancillary | 167 sq ft | 15.51 sq m |
| First Floor Ancillary | 2,510 sq ft | 233.18 sq m |

LEASE TERMS

The unit is available by way of a new 15 year effectively full repairing and insuring lease, incorporating 5 yearly upward only rent reviews.

RENT

Offers in the region of £ 27,500 per annum exclusive of rates, service charge and VAT (if applicable) are invited.

SERVICE CHARGE

Details available upon request.



RATES

We are advised the property is assessed as follows:-

| | |
|---------------------------|-------------|
| Rateable Value | £ 30,500.00 |
| UBR (2014/2015) | 48.2p |
| Rates Payable (2014/2015) | £ 14,701.00 |

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 D (100). 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

Adam Bindman Direct Dial: 020 7659 4822
E: adam.bindman@greenpartners.co.uk

Matt Beardall Direct Dial: 020 7659 4836
E: matt.beardall@greenpartners.co.uk

SUBJECT TO CONTRACT

