

WAKEFIELD 86 Kirkgate The Ridings Shopping Centre SHOP TO LET – A3 CONSENT



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 the likes of **Bodycare, Boots, Clintons** and **F Hinds Jewellers** alongside.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces. The premises enjoy street frontage to Kirkgate in close proximity to **Wilko, Iceland, Grind** and **Heron Frozen Foods** with numerous bus stops also in the immediate vicinity.

ACCOMMODATION

The property has the following approximate net internal floor areas :

	sq ft	sq m
Sales	1,047	97.26
Ancillary	992	92.15

TERM

The unit is available by way of a new lease for a term of years to be agreed.

RENT

£20,000 per annum exclusive.

RATES

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

2017 Rateable Value	UBR (2017/2018)	Rates Payable
£19,000	0.466	£7,775

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.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC will be made available to interested parties on request.

LEGAL

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** :

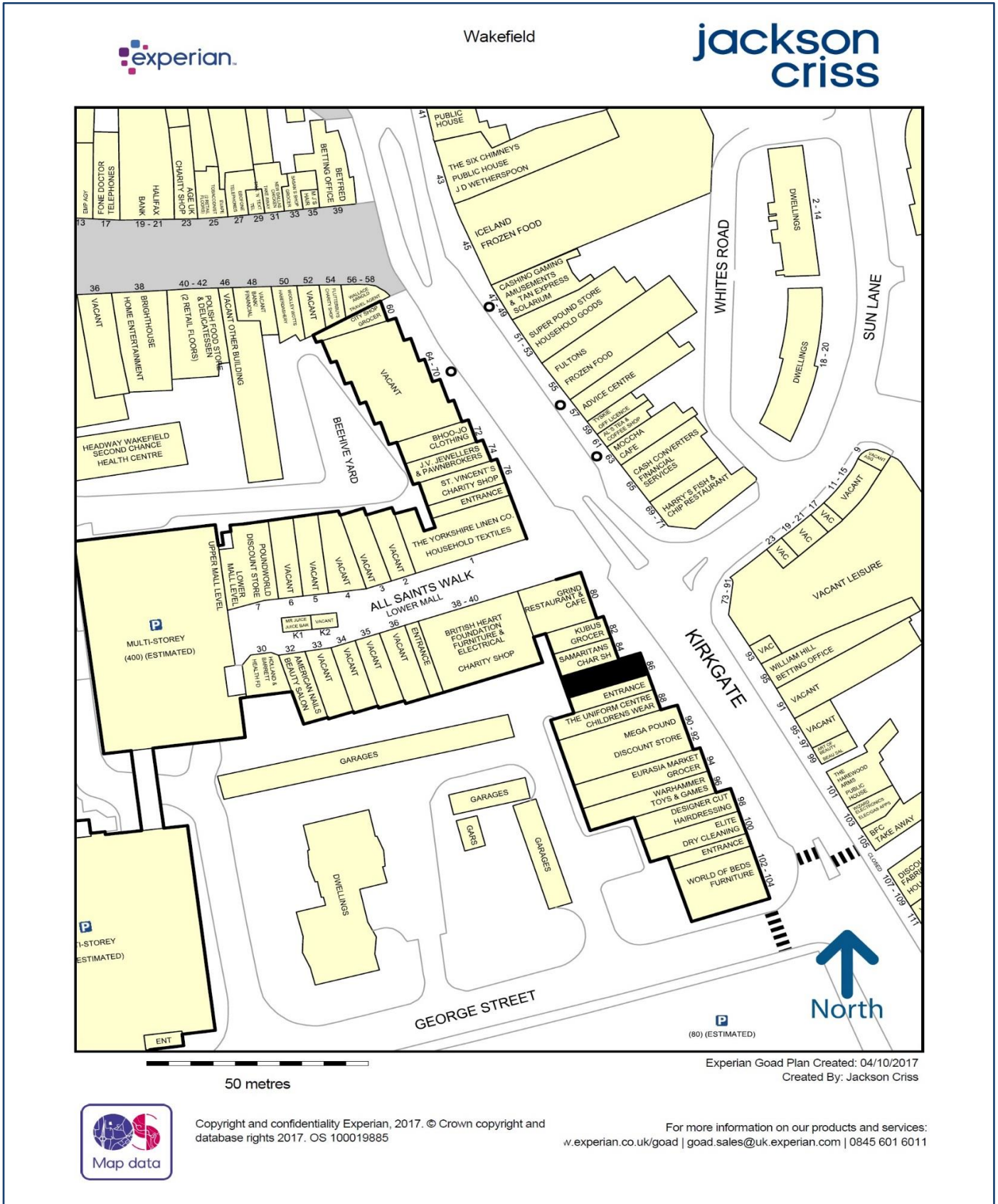
Richard Webster

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



Wakefield



50 metres

Experian Goad Plan Created: 04/10/2017
Created By: Jackson Criss



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