

## WAKEFIELD 86 Cathedral Walk The Ridings Shopping Centre

### FULLY FITTED PRIME RETAIL UNIT 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**. Other occupiers include **Bodycare, Boots, Peacocks, Clintons, Poundland, F Hinds Jewellers, Yours** and **Ernest Jones**.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces. The unit occupies a highly prominent position adjacent to the scheme's food court, **The Garden**, and opposite both **TK Maxx** and **The Den** soft play area.

#### ACCOMMODATION

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

| Floor        | sq ft | sq m   |
|--------------|-------|--------|
| Ground Floor | 1,403 | 130.34 |

#### TERM

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

#### RENT

£30,000 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 |
|---------------------|-----------------|---------------|
| £13,000             | 0.466           | £13,334       |

Interested parties should visit [www.voa.gov.uk](http://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 E (111). A copy of the EPC is available for inspection if required.

#### LEGAL

Each party is to be responsible for their own costs.

#### SUBJECT TO CONTRACT

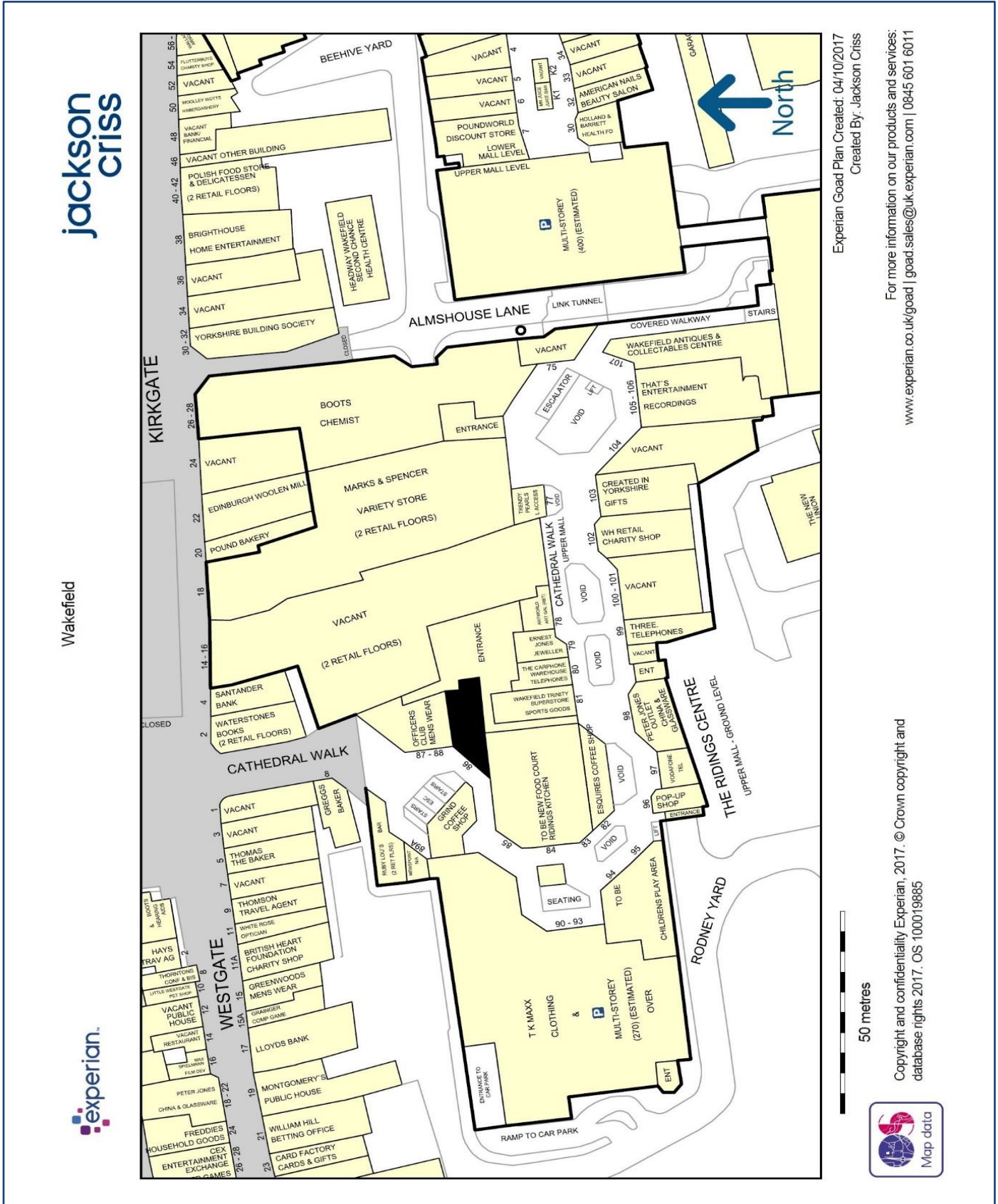
#### VIEWING

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

**Richard Webster**  
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



Experian Goad Plan Created: 04/10/2017  
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