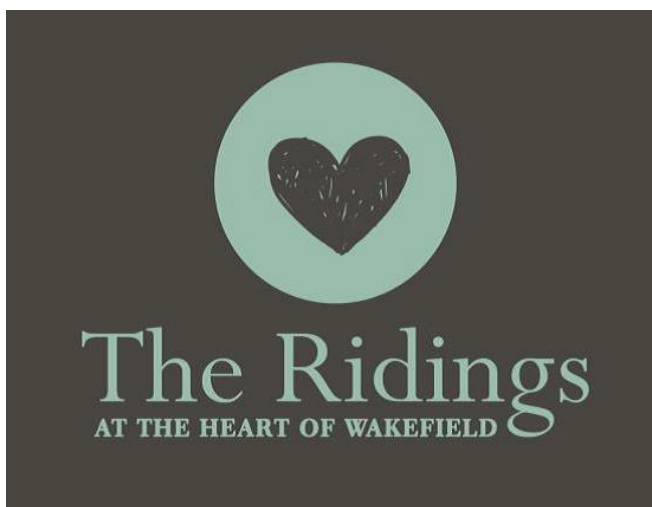


WAKEFIELD 62-70 Kirkgate The Ridings Shopping Centre LARGE SHOP TO LET – MAY SPLIT



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** alongside the likes of **Bodycare**, **Boots**, **Peacocks**, **Clintons**, **Footlocker**, **Poundland**, **F Hinds Jewellers** and **Ernest Jones**. The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces.

The premises enjoy street frontage to Kirkgate adjacent to **City News** and close to **Iceland**, **Fulton Foods** and **Wilko** alongside numerous bus stops.

ACCOMMODATION

The property has the following approximate areas :

Floor	sq ft	sq m
Ground Floor	4,846	450.21
First Floor	4,588	426.24

The unit could be split – please contact the agents to discuss options

TERM

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

RENT

£40,000 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
£79,000	0.479	£37,841

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 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
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

Created By: Jackson Criss



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