### +44(0)113 819 8998

9 York Place Leeds LS1 2DS www.jacksoncriss.co.uk

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



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#### 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 <u>www.voa.gov.uk</u> 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

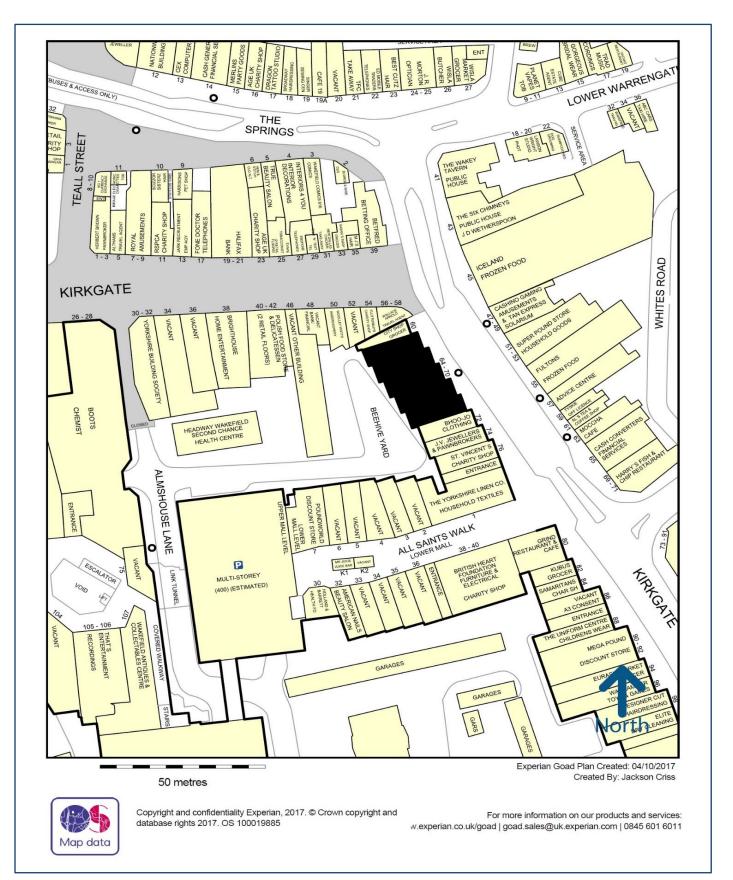
Michael Lockhart 020 7637 7100 mlockhart@jacksoncriss.co.uk

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

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