



Angermann  
Goddard &  
Loyd



## ON THE INSTRUCTIONS OF SOVEREIGN LAND

### LAST REMAINING RESTAURANT UNIT - TO LET

#### UNIT 31/32 TRINITY WALK SHOPPING CENTRE, WAKEFIELD

##### LOCATION

Trinity Walk Shopping Centre is located in the heart of Wakefield town centre providing approximately 500,000 sq ft.

The centre is anchored by Debenhams and Sainsbury's and other tenants include H&M, New Look, Topshop/Topman, Next, USC, Argos and Republic to name but a few. The centre benefits from a 1,000 space car park with direct access from the inner ring road and is also adjacent to the main bus terminal for the town centre.

A restaurant quarter has been created and tenants open and trading include Pizza Express, Handmade Burger Co and The Chinese Buffet.

##### ACCOMODATION

The premises are arranged over Ground Floor and provide the following approximate areas:

	Imperial	Metric
Internal Width	40 ft 3 ins	12.19 m
Ground Floor (approx):	3,218 sq ft	298 sq m

As per Pizza Express and Handmade Burger Co an area immediately outside the unit can be made available for external seating.

The premises are in developers shell condition with capped off services.

##### LEASE

The property is available on a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews at a commencing rental of £85,000 pax.

##### SERVICE CHARGE

For the current year the service charge is approx £21,276 per annum.

##### RATES

To be assessed.

Interested parties are advised to liaise with local charging authority (Wakefield Council on 08458506506).

##### VIEWING

Viewings are strictly by prior appointment through:

**Mark Talbot** - 020 7465 5125  
mark.talbot@agl-london.co.uk

**Anthony Williams** - 020 7465 5118  
anthony.williams@agl-london.co.uk

Or via our joint agents Lunson Mitchenall

**Nick Hartwell** - 020 7478 4950  
nickh@lunson-mitchenall.co.uk

**Rob Wingrave** - 020 7478 4950  
robertw@lunson-mitchenall.co.uk



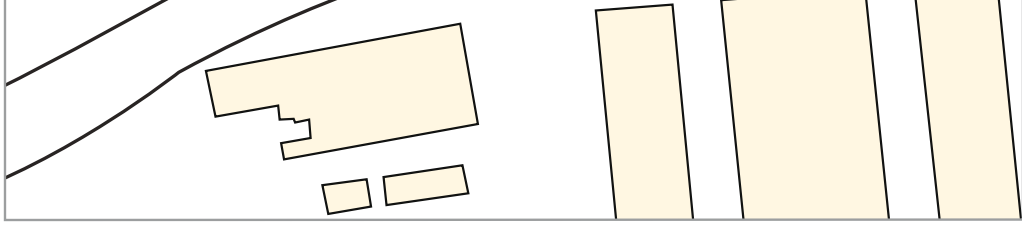
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- EXCHANGED
- IN SOLICITORS HANDS
- IN NEGOTIATION
- AVAILABLE
- GYM
- OFFICES



# Energy Performance Certificate

Non-Domestic Building



Unit G31-G32  
Trinity Walk Shopping Centre  
Trinity Walk  
WAKEFIELD  
WF1 1QU

Certificate Reference Number:  
9942-3077-0091-0800-5521

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 55 This is how energy efficient the building is.

Less energy efficient

## Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	316
Building complexity (NOS level):	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	117.74

## Benchmarks

Buildings similar to this one could have ratings as follows:

61	If newly built
98	If typical of the existing stock