WAKEFIELD

53 BISHOPGATE WALK THE RIDINGS SHOPPING CENTRE

SHOP TO LET CLOSE TO PRIMARK



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 (newly extended) and Morrisons. Other occupiers include Boots, Clintons, Bodycare, EE, F Hinds and Ernest Jones.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces.

The premises are situated in a central location on prime Bishopgate Walk opposite the newly extended **Primark** store.

ACCOMMODATION

The property provides the following approximate floor area:

Ground Floor Sales 1,934 sq ft 179.7 sq m

LEASE TERMS

The unit is available by way of a new 15 year effectively full repairing and insuring lease, incorporating 5 yearly upward only rent reviews.

RENT

 \pounds 42,500 per annum exclusive of rates, service charge and VAT (if applicable).

SERVICE CHARGE

The 2016/2017 on account service charge is c. \pounds 20,214 per annum



RATES

We are advised the property is assessed as follows:-

Rateable Value £ 54,000 UBR (2016/2017) 49.7p Rates Payable (2016/2017) £ 26,838

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Wakefield Council Business Rates Department (tel: 01977 727121). The Rates Payable may be subject to transitional relief.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available for inspection on request.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

Jason Oddy Direct Dial: 0113 383 3759

E: jason.oddy@brassrow.co.uk

Alex Mayor Direct Dial: 0113 383 3757

E: alex.mayor@brassrow.co.uk

Or

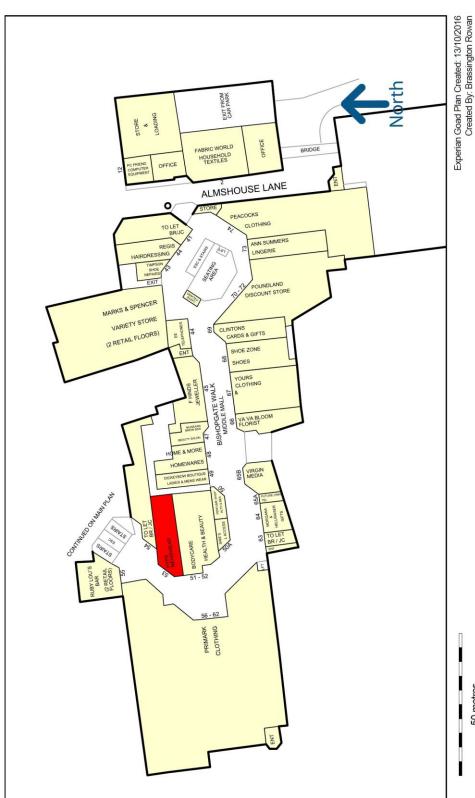
Richard Webster Direct Dial: 0113 819 8998

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SUBJECT TO CONTRACT

br BRASSINGTON ROWAN 0113 242 2622





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