

## WAKEFIELD

### 53 BISHOPGATE WALK THE RIDINGS SHOPPING CENTRE

#### SHOP TO LET CLOSE TO PRIMARK

##### 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 (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

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

##### SERVICE CHARGE

The 2016/2017 on account service charge is c. £ 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.odd@brassrow.co.uk

Alex Mayor      Direct Dial: 0113 383 3757  
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Or

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**SUBJECT TO CONTRACT**



