

Wakefield

Unit G37a, Trinity Walk

RETAIL UNIT TO LET



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. Other tenants include H&M, New Look, Topshop/Topman, Next, Argos and River Island.

The subject unit is located near to **Greggs, Coral, Burger King** and **Pizza Express**.

Tenure

The property is available by way of a full repairing and insuring lease and a negotiable term.

Rent

£42,500 per annum exclusive.

Service Charge

The estimated service charge for the current year is £5,562.

Accommodation

The property is arranged over ground floor providing the following approximate area:

Ground Floor	915 sq ft	85 sq m
--------------	-----------	---------

**The unit could be extended to provide 2,100 sq ft.*

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£28,000
Rates Payable (2019/2020)	£13,748

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

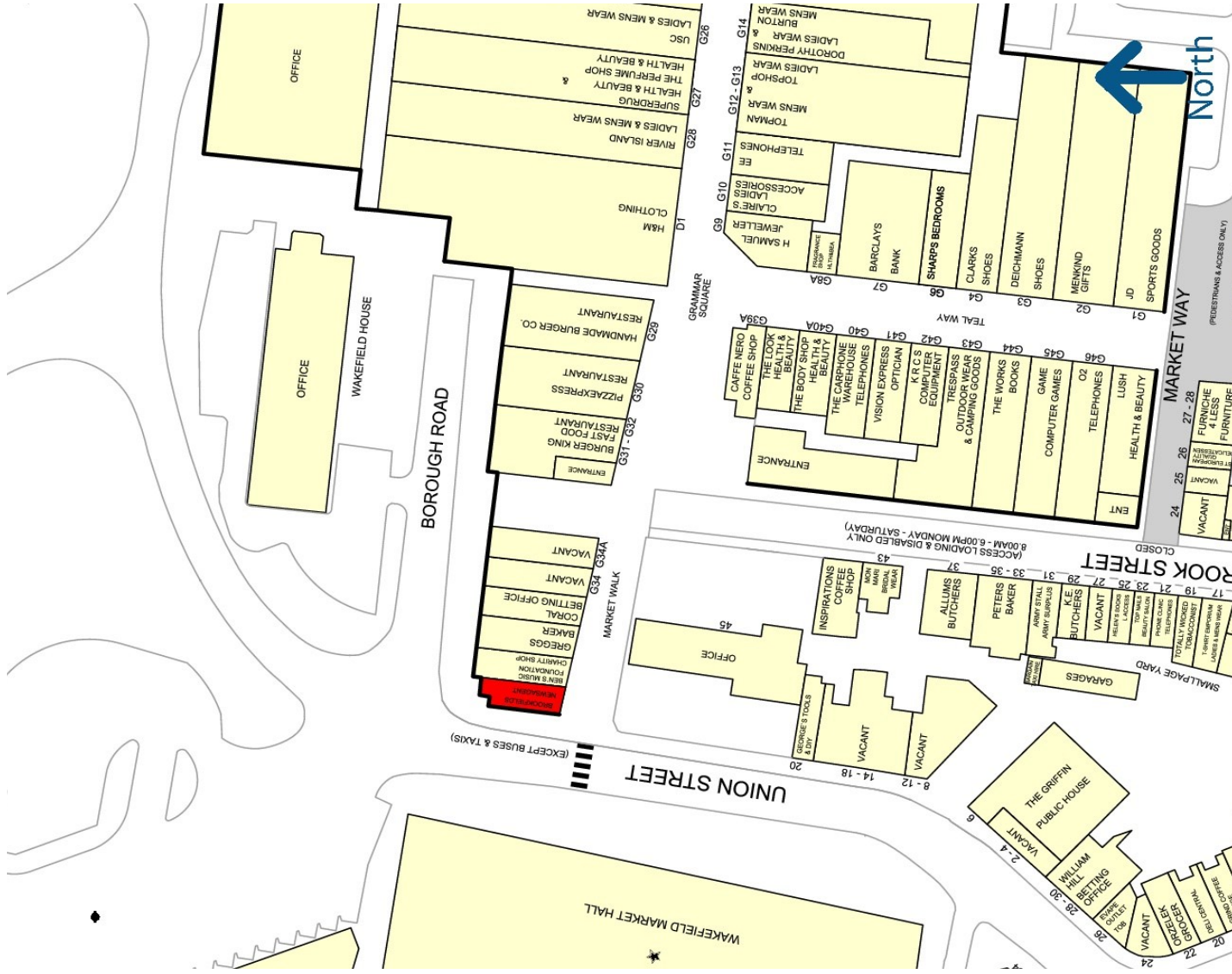
EPC

Available on request.

SAVILLS LEEDS

Ground Floor
3 Wellington Place
Leeds LS1 4AP
savills.co.uk





Viewing & Further Information
Strictly by prior arrangement only with:

Steve Henderson
shenderson@savills.com
0113 220 1206

Josh Howe
jhowe@savills.com
0113 220 1239

or via our joint agent
Angermann Goddard & Lloyd
020 7409 7303

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

February 2020

