

UNIT G17 TRINITY WALK WAKEFIELD WF1 1QS

PROMINENT CLASS A1 PREMISES
LEASE FOR SALE
CONFIDENTIALLY AVAILABLE



LOCATION

Trinity Walk Shopping Centre is located in the heart of Wakefield town centre anchored by Debenhams and Sainsbury's. Nearby retailers include H&M, New Look, Topshop, Next, River Island and Pandora.

LEASE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years from 25 December 2016. The lease is contracted inside the Landlord & Tenant Act 1954.

RENT

£70,000 pax subject to a rent review effective 25 December 2021.

PREMIUM

Offers invited for the benefit of our clients valuable leasehold interest.

VAT

VAT will be charged at the appropriate rate, if applicable.

BREAK CLAUSE

Tenant only break option effective 25 December 2021.

EPC

An EPC will be made available upon request.

SERVICE CHARGE

£5,344 per annum.

ACCOMMODATION

The premises are arranged on ground floor only having the following approximate areas:

Ground Floor Sales	953 sq ft	88.54 sq m
Office + Store	748 sq ft	69.50 sq m
Staffroom	104 sq ft	9.66 sq m
Total	1,805 sq ft	167.70 sq m

RATES

Rateable Value		£72,000
UBR 2018/19		49.3p in the £
Rates Payable		£35,496

Interested parties are advised to verify these figures by contacting the local authority, Wakefield Borough Council on 0845 850 6506.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through the assignor's **sole agents** as staff are unaware of the impending disposal.

CONTACTS

Jonathan Cowan
George Brooke

jsc@stephenkane.co.uk
georgebrooke@stephenkane.co.uk

61 Queen Anne Street, London W1G 9HH Tel: 020 7224 0101 Fax: 020 7224 0406

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation, or warranty whatever is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings.

