

# WAKEFIELD

## 81 CATHEDRAL WALK THE RIDINGS SHOPPING CENTRE



### SHOP TO LET

#### 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, BhS, Primark and Morrisons.** Other occupiers include **Bodycare, Boots, Internationale, Clintons, Footlocker, F Hinds and Warren James Jewellers.**

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

The premises are located adjacent to **Carphone Warehouse** and opposite **Peter Jones China.**

#### ACCOMMODATION

Ground Floor	149.39 sq m	1,608 sq ft
Ancillary	12.45 sq m	134 sq ft

#### 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

£ 37,500 per annum exclusive of rates, service charge and VAT (if applicable).

#### SERVICE CHARGE

The 2014/2015 on account service charge is c.£19,571 per annum.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E (114). A copy of the EPC is available for inspection if required.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 51,500.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 24,823.00

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.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs.

#### 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  
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Or

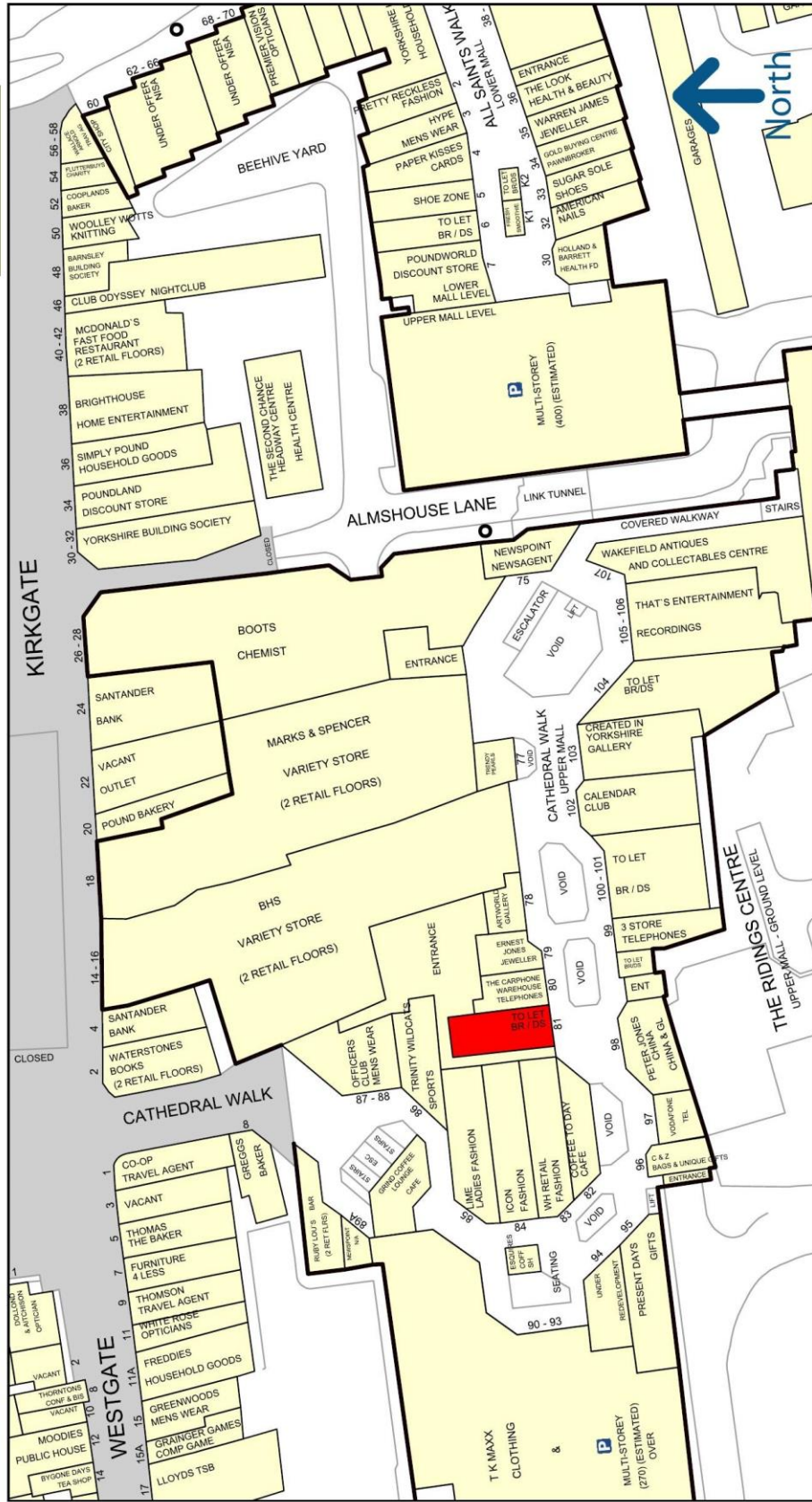
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**SUBJECT TO CONTRACT**

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Wakefield



Experian Goad Plan Created: 04/11/2014  
Created By: Brassington Rowan

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