

# Wakefield

## Unit G37, Trinity Walk

### RETAIL UNIT TO LET - A3 CONSENT



#### 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 adjacent to Coral and Burger King with other nearby operators including **Greggs**, **The Chinese Buffet** and **Pizza Express**.

#### Tenure

The property is available on a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

#### Rent

**£45,000** per annum exclusive.

#### Service Charge

The estimated service charge for the current year is £6,913.

#### Accommodation

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

Ground Floor	1,150 sq ft	106.84 sq m
--------------	-------------	-------------

#### Rates

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

Rateable Value	£30,250
Rates Payable (2019/2020)	£14,853

(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.

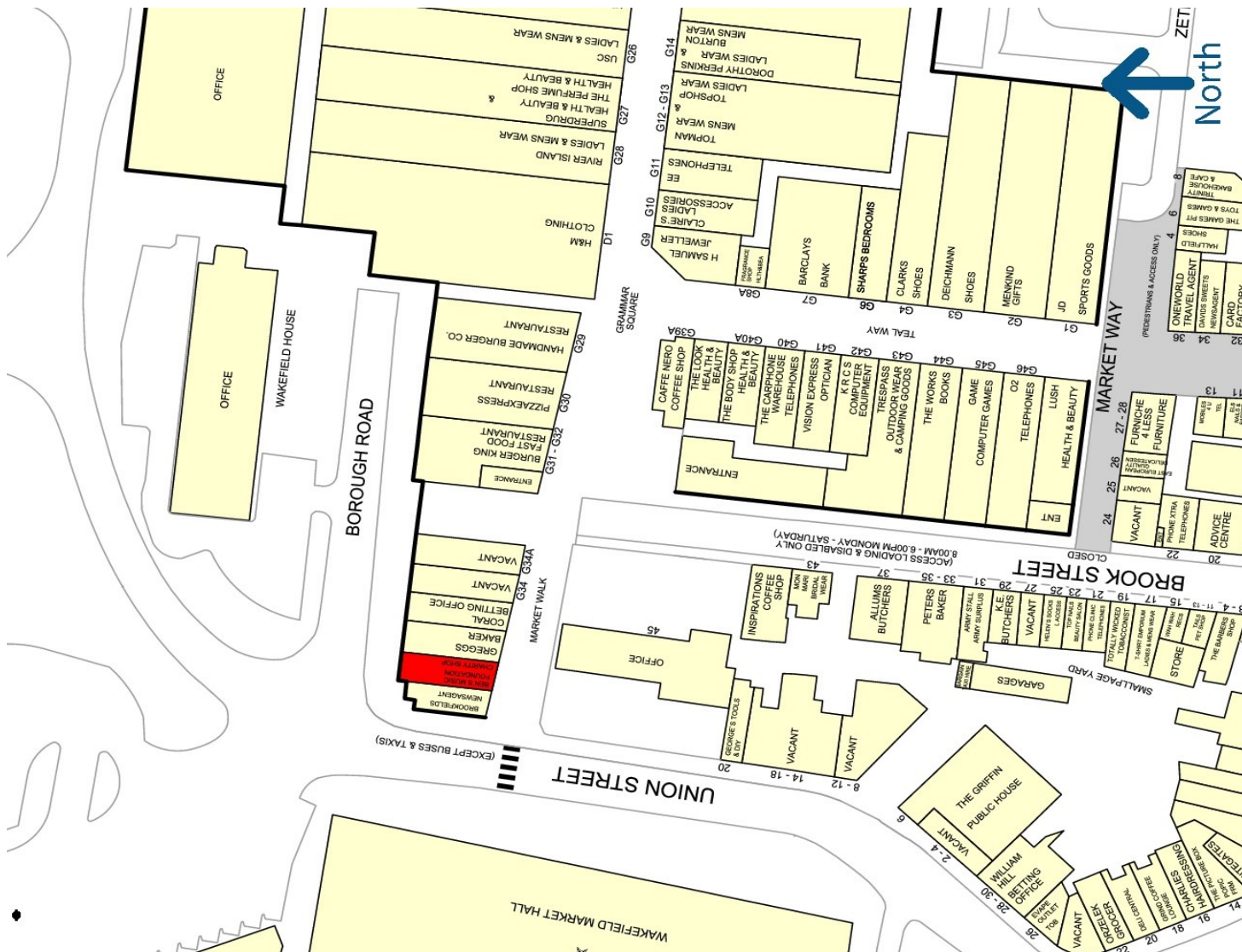
#### EPC

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

