

# WAKEFIELD

## 48 BISHOPGATE WALK THE RIDINGS SHOPPING CENTRE

### SHOP TO LET CLOSE TO MARKS & SPENCER

#### 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 **Bodycare, Boots, Peacocks, Clintons, 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.

#### ACCOMMODATION

The property provides the following approximate floor area:

Ground Floor Sales	1,559 sq ft	144.83 sq m
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#### 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

£ 35,000 per annum exclusive of rates, service charge and VAT (if applicable).

#### SERVICE CHARGE

The 2017/2018 on-account service charge is £ 24,739 per annum.



#### RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 44,000.00
UBR (2017/2018)	46.6p
Estimated Rates Payable (2017/2018)	£ 25,992.00

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band C (71). A copy of the EPC is available for inspection if required.

#### 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:-

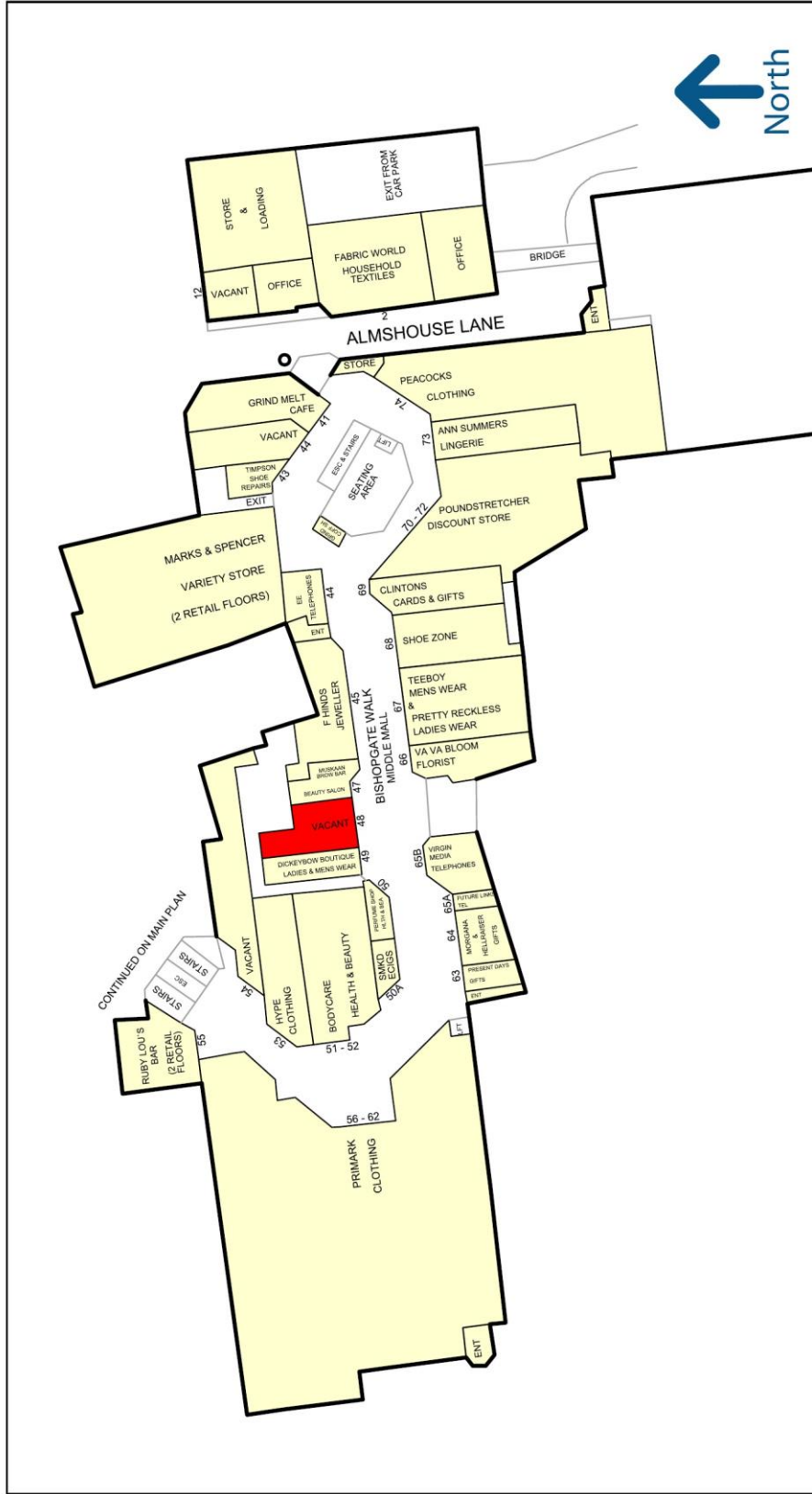
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**SUBJECT TO CONTRACT**



Experian Goad Plan Created: 20/04/2017  
Created By: Brassington Rowan

50 metres

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