



### LOCATION

Trinity Walk Shopping Centre is a new scheme in the heart of Wakefield city centre which opened in May 2011. The scheme had over 30 million visitors in the first three years of opening.

Providing approximately 500,000 sq ft of retail and leisure space, the centre is anchored by **Debenhams** and **Sainsbury's**. Other tenants include **H&M**, **New Look**, **Topshop/Topman**, **River Island** and **Pizza Express**. The centre benefits from a 1,000 space car park with direct access from the inner ring road and is also adjacent to the bus terminal for the town.

The unit is located in prime pitch adjacent to **The Body Shop** and **Caffe Nero** whilst being close to **Carphone Warehouse** and **H Samuel**.

### ACCOMMODATION

The unit provides the following approximate dimensions and net floor areas:-

Internal Width	4.88 m	16 ft
Shop Depth	14.97 m	49' 11"
Ground Floor	71.35 sq m	768 sq ft

### TENURE

The unit is available by way of a new lease for a term to be agreed. The lease will be drawn on an effectively full repairing and insuring terms, subject to a service charge provision.

### BASE RENT

Rental offers are sought in the region of £47,500 per annum exclusive of rates, service charge, insurance and VAT.

### RATES

We have been advised that the unit has not been assessed for rating purposes. Interested parties are advised to make their own enquiries with the local authority.

### COSTS

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

### VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

### AVAILABILITY

Available

### EPC

A certificate is available on request.

### VIEWING/FURTHER INFORMATION

**Nigel Thompson:** [nigelt@lunson-mitchenall.co.uk](mailto:nigelt@lunson-mitchenall.co.uk) 0207 478 4956  
**Alice Stimpson:** [alices@lunson-mitchenall.co.uk](mailto:alices@lunson-mitchenall.co.uk) 0207 478 4973

**Or our joint agents; AGL**  
**Mark Talbot & Anthony Williams** 0207 409 7303

Subject to Contract July 2014

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

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