

RETAIL UNIT TO LET

PROMINENT RETAIL UNIT TO LET WAKEFIELD

Trinity Walk, Unit D Westmorland House



KEY HIGHLIGHTS

- 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 on the prominent corner of Teall Street and Westmorland Street adjacent to **Bon Marche** and **Cooplands** and close to **Card Factory**, **Warren James**, **Brows** and **Eurochange**.

The premises provide the following approximately areas:

Ground Floor: 1,270 sq ft 117.9 sq m

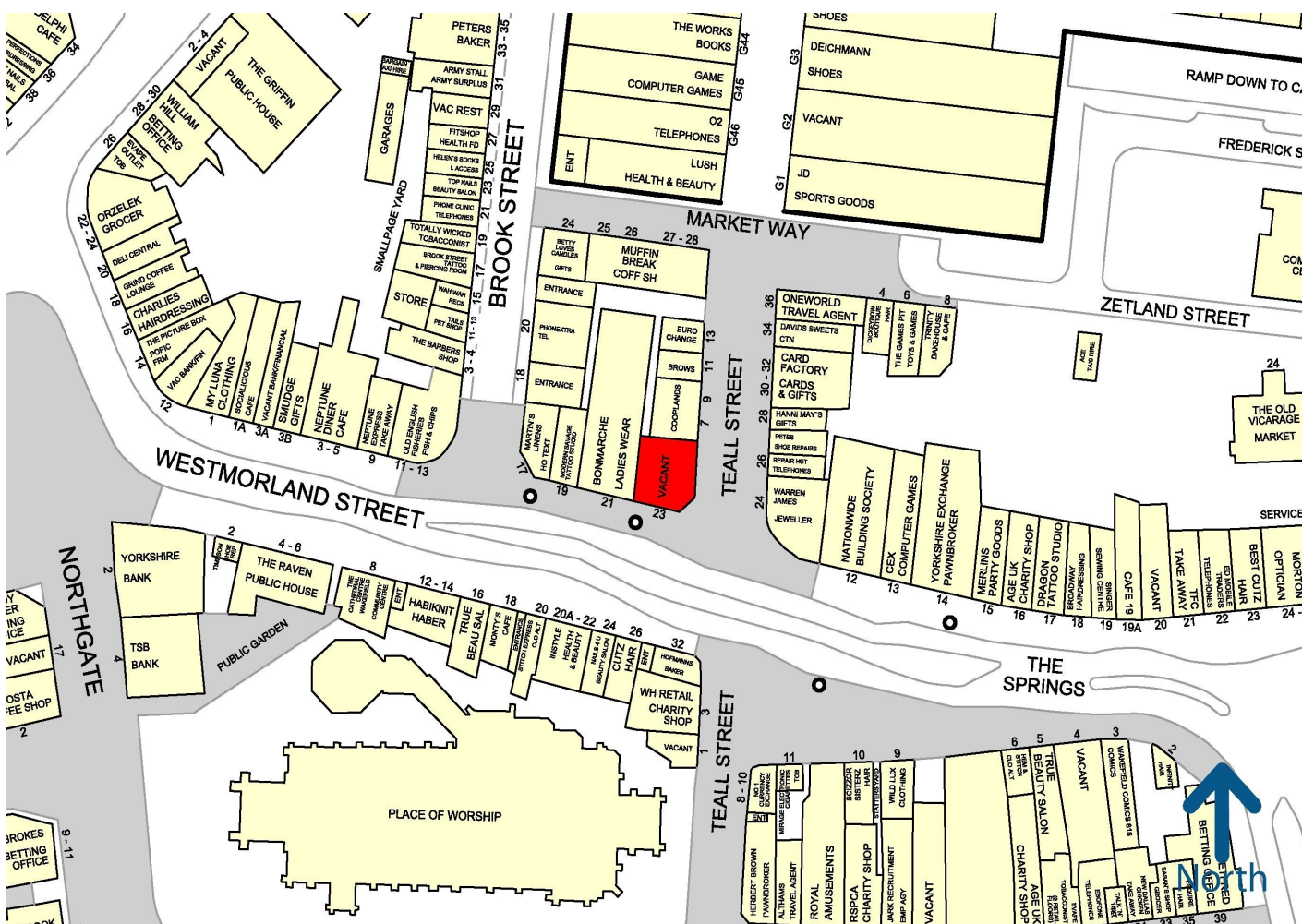
First Floor: 1,259 sq ft 116.9 sq m

Rent: £45,000 per annum.

SAVILLS LEEDS

Ground Floor
3 Wellington Place
Leeds LS1 4AP
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Use Class: A1

Rent: £45,000 per annum.

Service Charge: The estimated service charge for the current year is £5,500 per annum.

Tenure: The property will be available by way of a new full repairing and insuring lease.

Rates: We have been verbally informed by the Local Authority that the premises are to be reassessed.

Legal Costs: Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC: Available upon request.

Viewing & Further Information: Strictly prior arrangement only through the letting agents.

CONTACT

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