



Angermann
Goddard &
Lloyd



UNIT G48

TRINITY WALK SHOPPING CENTRE, WAKEFIELD

SUBJECT TO VACANT POSSESSION

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 and other tenants include H&M, New Look, Topshop/Topman, Next, USC, Argos and River Island to name but a few. The centre benefits from a 1,000 space car park with direct access from the inner ring road and is also adjacent to the main bus terminal for the town centre.

The subject unit is located opposite Debenhams and adjacent to Costa Coffee and Shoecare. Nearby operators include Argos, The Entertainer, New Look, Room 97, Peter Jones and Supercuts.

ACCOMODATION

The premises are fitted and are arranged over Ground Floor and provide the following approximate areas:

	Imperial	Metric
Internal Width	16 ft	4.88 m
Ground Floor Sales (approx):	376 sq ft	34.93 sq m

In addition there is staff storage / ancillary to the rear of the sales area.

LEASE

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

At a commencing rental of £35,000 pax.

SERVICE CHARGE

For the current year the service charge is approx £2,280 per annum.

RATES

Rateable Value	£17,250
Rates Payable (14/15)	£8,315

Interested parties are advised to liaise with the local charging authority (Wakefield Council on 08458 506506).

EPC

Available on request.

VIEWING

Viewings are strictly by prior appointment through:

Mark Talbot - 020 7465 5125
mark.talbot@agl-london.co.uk

Anthony Williams - 020 7465 5118
anthony.williams@agl-london.co.uk

Or via our joint agents Lunson Mitchenall

Nigel Thompson - 020 7478 4950
nigelt@lunson-mitchenall.co.uk

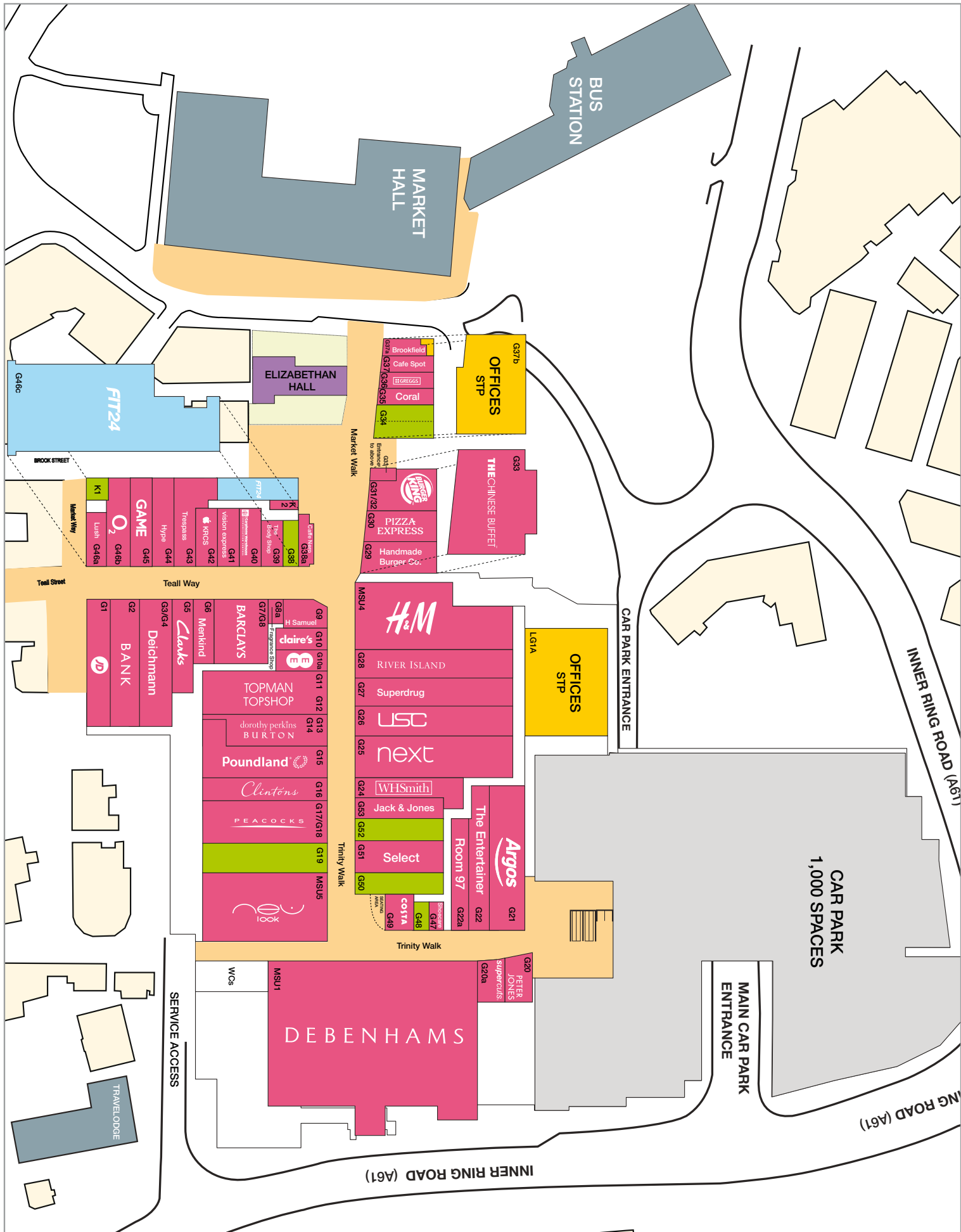
Alice Stimpson - 020 7478 4950
alices@lunson-mitchenall.co.uk

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Angermann Goddard & Lloyd
26 Mount Row, London W1K 3SQ

Tel: +44 (0) 207 409 7303 • www.agl-london.co.uk



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