

+44(0)113 819 8998

9 York Place Leeds LS1 2DS www.jacksoncriss.co.uk

WAKEFIELD 102 Cathedral Walk The Ridings Shopping Centre

SHOP TO LET



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 and Morrisons. Other occupiers include Bodycare, Boots, Peacocks, Clintons, Poundland, F Hinds and Ernest Jones.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces.

The unit is situated opposite Marks & Spencer with other occupiers nearby including Three, Carphone Warehouse and Boots.

ACCOMMODATION

The property is arranged on ground floor only providing the following approximate net internal floor area :

Floor	sq ft	sq m
Ground Floor	2,151	199.83

TERM

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£37,500 per annum exclusive.

RATES

We are advised by the Local Rating Authority, that the rates are assessed as follows (interested parties are asked to verify these figures with Wakefield Council on 01977 727121):-

Rateable Value	UBR (2016/2017)	Rates Payable
£68,000	0.497	£33,796

SERVICE CHARGE

Details available on request.

EPC

The Energy Performance Asset Rating is Band D (82). A copy of the EPC is available for inspection if required.

LEGAL

Each party is to be responsible for their own legal costs incurred in this transaction.

SUBJECT TO CONTRACT

VIEWING

For further information or to arrange a viewing, please contact **Jackson Criss**

Richard Webster 0113 819 8998

richardw@jacksoncriss.co.uk

Michael Lockhart 020 7637 7100

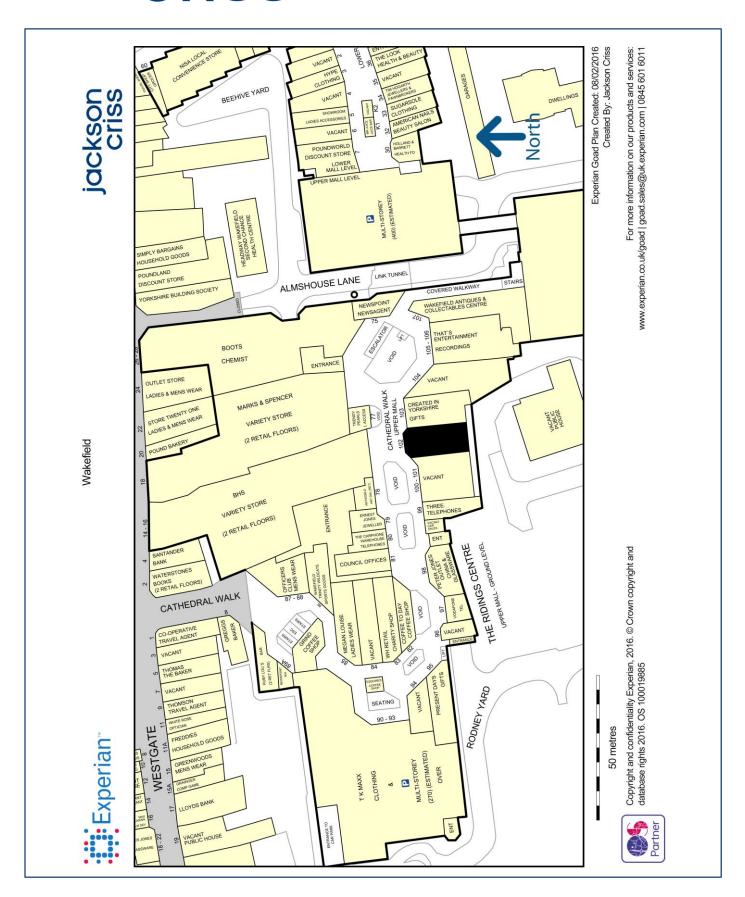
mlockhart@jacksoncriss.co.uk

Alternatively, please contact: Jason Oddy or Alex Mayor at **Brassington Rowan** on **0113 242 2622**

jackson criss

+44(0)113 819 8998

9 York Place Leeds LS1 2DS www.jacksoncriss.co.uk



IMPORTANT NOTICE: Jackson Criss, 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 approximated are approximated that the property has all necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.