

## 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**

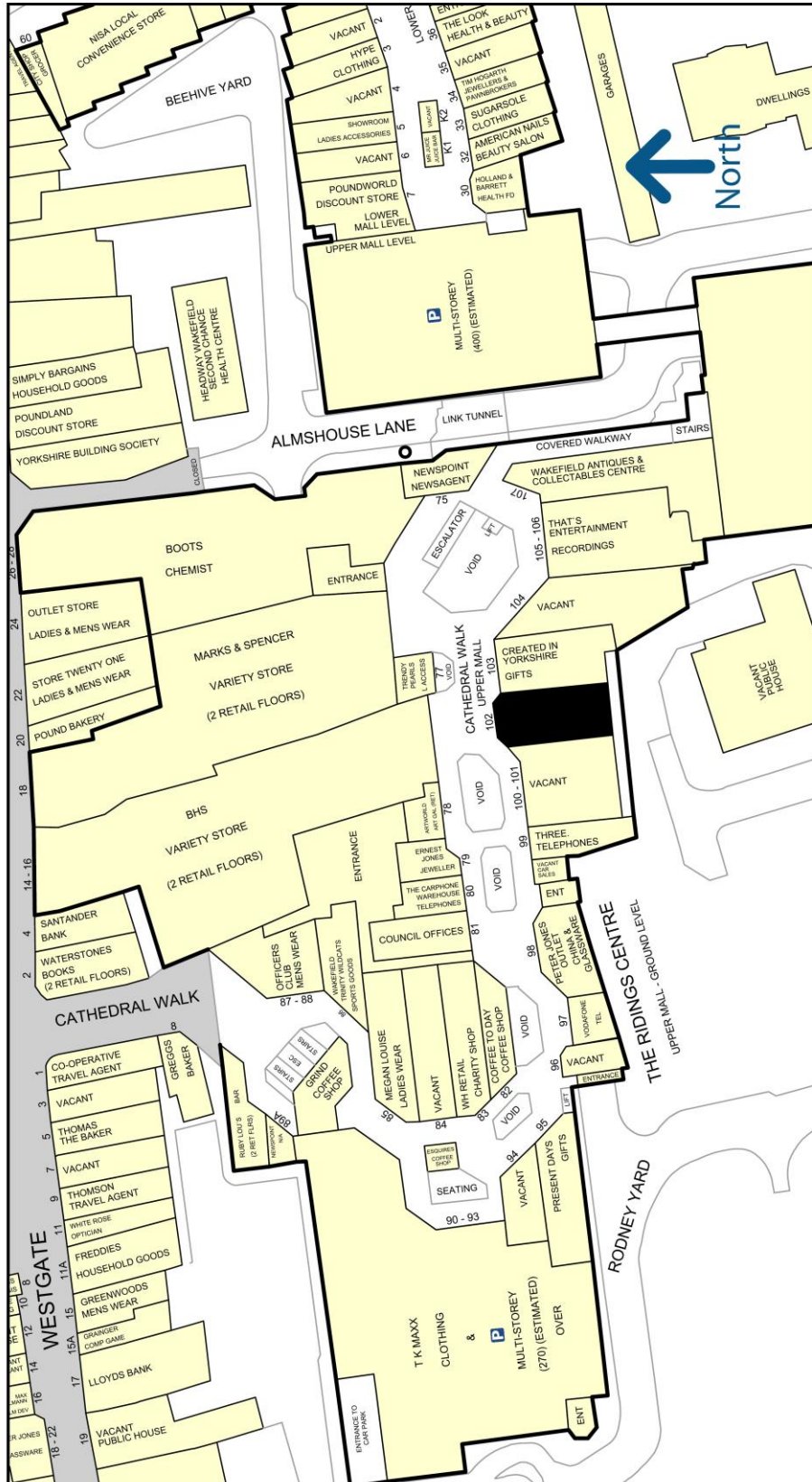
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Alternatively, please contact: Jason Oddy or Alex Mayor at **Brassington Rowan** on **0113 242 2622**

jackson  
criss

Wakefield



Experian Goad Plan Created: 08/02/2016

Created By: Jackson Criss

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50 metres

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