

## WAKEFIELD

### 100 - 101 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 Jewellers, Yours** and **Ernest Jones**.

The centre benefits from an adjoining multi-storey car park with approximately 1,070 spaces. The unit is situated in a central position on Cathedral Walk in close proximity to **The Garden** food court and **The Den** soft play with retailers in the vicinity including **Marks & Spencer, Carphone Warehouse** and **Esquires**

#### ACCOMMODATION

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

Floor	sq ft	sq m
Ground Floor	2,813	244.15

#### TERM

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

#### RENT

£45,000 per annum exclusive.

#### RATES

We are advised that the property is assessed for business rates as follows :

2017 Rateable Value	UBR (2017/2018)	Rates Payable
£30,750	0.466	£35,101

Interested parties should visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the Local Authority (01977 727121) for further information as the rates payable may be subject to small business and/or transitional relief

#### 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 costs.

#### 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](mailto:richardw@jacksoncriss.co.uk)

##### Michael Lockhart

020 7637 7100  
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Alternatively, please contact Jonathan Newns or Phil Coombes at Barker Proudlove on 0113 388 4848

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Wakefield



Experian Goad Plan Created: 04/10/2017  
Created By: Jackson Criss

For more information on our products and services:  
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