



TO LET

Retail Unit

875 sq.ft

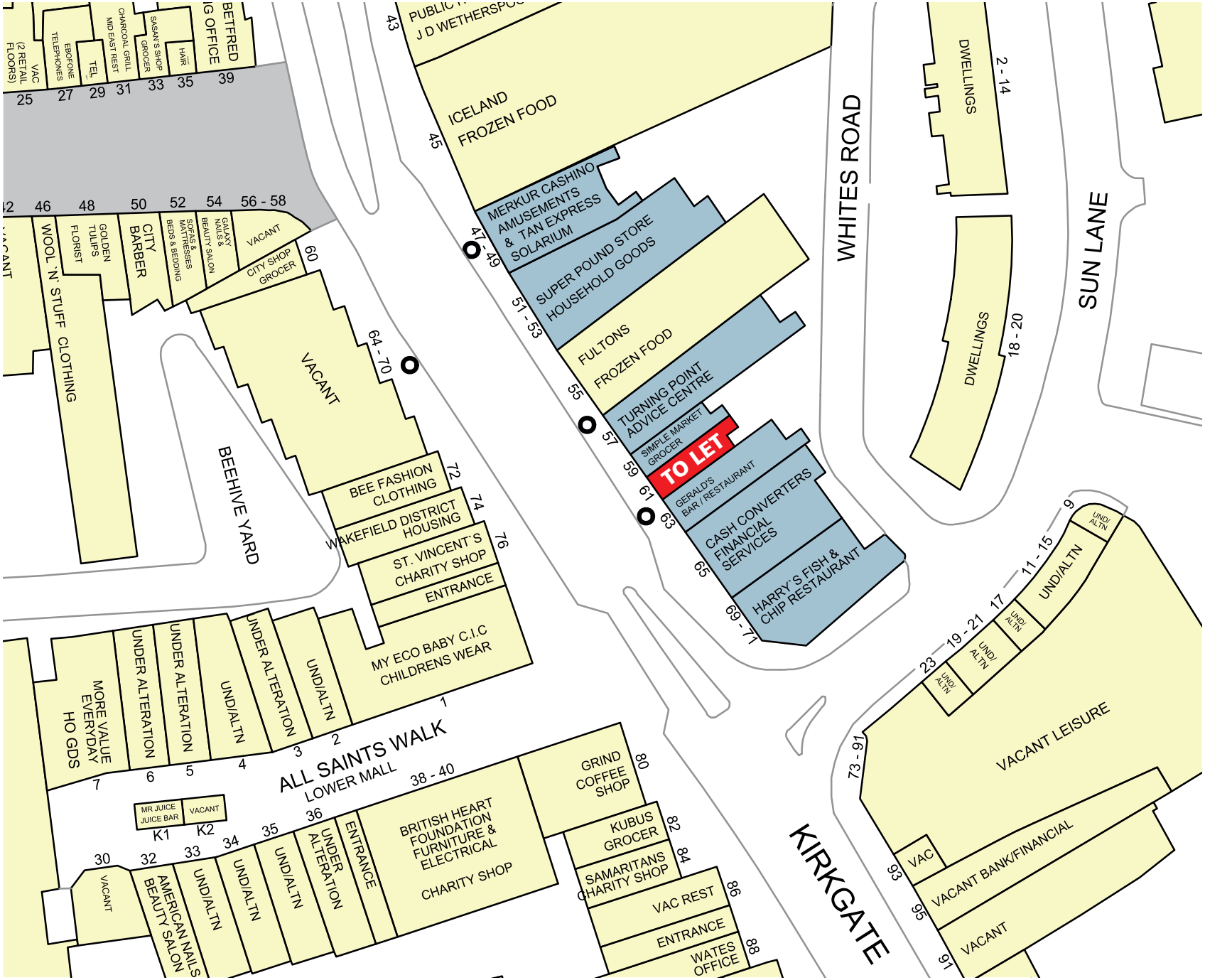
(81.3 sq.m)

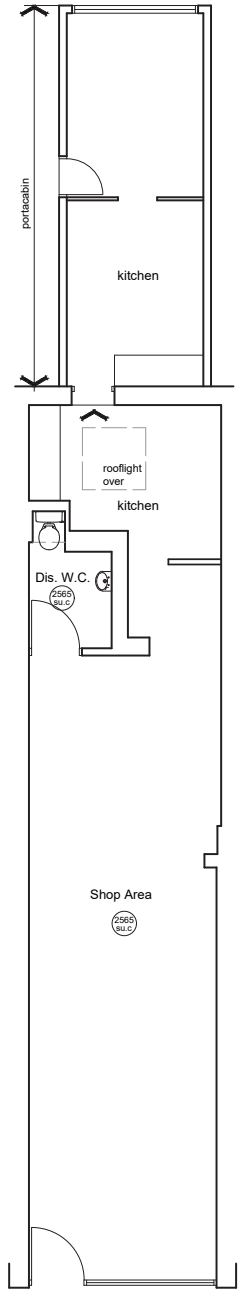
61 Kirkgate, Wakefield, West Yorkshire, WF1 1HX

- Well located in central Wakefield
- Opposite The Ridings Shopping Centre & within walking distance of Trinity Walk Shopping Centre
- Nearby occupiers include Cash Converters and Iceland

LCP
01384 405631
www.lcpproperties.co.uk

61 Kirkgate, Wakefield, West Yorkshire, WF1 1HX





Ground Floor Plan - 875 sq ft.

61 Kirkgate, Wakefield, West Yorkshire, WF1 1HX

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	875	81.3
TOTAL	**875**	**81.3**

Location & Description

The property is in a prominent position on Kirkgate, opposite the entrance into The Ridings Shopping Centre (Morrisons, Primark, Boots, M&S and Reel Cinema) and within easy walking distance of Trinity Walk Shopping Centre (TK Maxx, Sainsburys, Deichmann, JD & Costa). There are also numerous bus stops on Kirkgate and the subject property is ideally situated to take advantage of the footfall created by these. In addition the Kirkgate area forms part of Wakefield Council's city centre masterplan and the area is likely to see significant improvements in the coming years with the possible addition of further housing, green space and leisure uses.

The subject property comprises a fully fitted café/coffee shop planned on ground floor only and adjacent to Simple Market off licence and Gerald's Bar & Restaurant, with other occupiers in the immediate vicinity including Cash Converter, Harry's Fish & Chips, Iceland and JD Wetherspoon

Rent

£14,000 pa exclusive of VAT, business rates & service charge.

Rateable Value

Rateable value: £10,500.

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

Services

Mains electricity, water and drainage are connected to the property.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

D87. Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.



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30458 MAY 2022

Viewing

Strictly via prior appointment with the appointed agent:

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