



**97-101 WESTGATE  
WAKEFIELD  
WF1 1EL**

**TO LET**

**LARGE AND PROMINENT RETAIL UNIT**

**1079 SQ FT (100.2M<sup>2</sup>)**

## LOCATION

The property is located prominently fronting Westgate close to its junction with Mulberry Way and in close proximity to Wakefield Westgate railway station and the town centre. The building benefits from a dedicated car park which is located to the rear and additional car parking is available in the vicinity.

## DESCRIPTION

A triple-fronted ground floor retail unit within a 3-storey characterful building with an internal layout which lends itself to salon-type uses. The accommodation benefits from electric wall-mounted heaters and spotlighting throughout.

## ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1<sup>st</sup> Edition, May 2015, the unit provides an approximate net internal area of 1079 sq ft (100.2m<sup>2</sup>).

## TERMS

The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£15,000 plus VAT p.a.** VAT is applicable on this property.

## BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£19,750**. Interested parties are advised to direct further enquiries to the local authority.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact either of the joint agents:

Adair Paxton  
Simon Dalingwater on 0113 239 5777  
([simon@adairpaxton.co.uk](mailto:simon@adairpaxton.co.uk))  
Alfie Stevens-Neale on 0113 239 5778  
([alfie@adairpaxton.co.uk](mailto:alfie@adairpaxton.co.uk)).

Vickers Carnley  
Isobel Smith or Lee Carnley 01924 291500

## SUBJECT TO CONTRACT

Details prepared January 2022 SPD/LPJ

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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

