

TO LET

Detached retail unit

 Nabarro
McAllister

UNION SQUARE, WAKEFIELD, WF1 1TT



- Detached building
- Suitable for a variety of uses
- 2 car parking spaces

Offers in excess of £13,500 pa

912 sq. ft.

84 sq. m.

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LOCATION

The property is in a commercial locality, opposite the Health Centre and adjacent to industrial property, within close walking distance of the centre of Wakefield, with a good range of shops and other amenities. Wakefield Railway Station is within close proximity.

DESCRIPTION

The property comprises a detached retail unit built in brick with a rendered covering under a profiled metal sheet roof. There are aluminium seamless gutters and metal fall pipes. There is a powder coated and aluminium glazed shop window with security shutters and 2 car parking spaces.

ACCOMMODATION

Briefly the accommodation comprises:-

	m2	ft2
SALES AREA	63	680
OFFICE/KITCHEN	6.3	68
DISABLED W.C.		
MEZZANINE STORAGE	15	164
TOTAL	84.3	912

SERVICES

The property benefits from mains water, drainage and electric. No test of the services has been made. Purchasers should rely on their own investigations.

RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£14,000	£7,000

Purchasers may benefit from small business rate relief and the appropriate enquiries should be made to Wakefield City Council.

PLANNING

The property has been used as a Pharmacy for some time. The property is in retail use. Purchasers should rely on their own enquiries with regards to change of use with the local authority.

TERMS

The current tenants are seeking to assign the balance of their lease which is a term expiring on 24th July 2023 at an annual rent of £13,500 per annum. There is an option to break the lease in 2026 and 2029 subject to giving, not less than, 3 months' notice. The lease is held on full repairing and insuring terms.

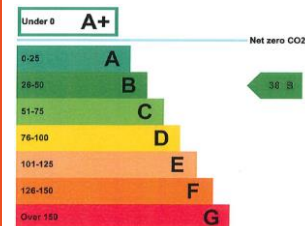
VAT

Our client advises that VAT is not chargeable on this transaction. Your legal advisors should verify.

LEGAL COSTS

The tenant will be responsible for a share of the landlords legal costs and the current tenants legal costs in respect of the assignment.

EPC



VIEWING

By appointment only
Nabarro McAllister

0113 266 7666

info@nabarrormcallister.co.uk

www.nabarrormcallister.co.uk

REF: DECEMBER 2024

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Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

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