WAKEFIELD
36 KIRKGATE
PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

CAN BE EXTENDED TO PROVIDE SOME 5,000 sq ft ON GROUND FLOOR

Location
The property is located in an extremely busy and prominent location on Kirkgate, in close proximity to the Ridings Shopping Centre.

The property is adjacent to Brighthouse and other retailers in the near vicinity include Boots, Yorkshire Building Society and Marks & Spencer.

Accommodation
The property is arranged on ground and first floor, having the following approximate measurements and areas:

<table>
<thead>
<tr>
<th></th>
<th>Internal Width</th>
<th>Shop Depth</th>
<th>Ground Floor</th>
<th>First Floor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>25’3”</td>
<td>82’</td>
<td>1,962 sq ft</td>
<td>351 sq ft</td>
</tr>
<tr>
<td></td>
<td>7.7 m</td>
<td>25 m</td>
<td>182.3 sq m</td>
<td>32.61 sq m</td>
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</tbody>
</table>

The property can be combined with 34 Kirkgate to provide some 5,000 sq ft on ground floor – subject to planning.

Lease/Rent
The property is available by way of a new full repairing and insuring lease at a rent of £35,000 per annum exclusive.

Business Rates
Verbal enquiries to Wakefield Council confirm the property is assessed as follows:

Rateable Value £34,750

Interested parties are advised to make their own enquiries on 01977 727121.

Legal Costs
Each party will be responsible for their own legal costs incurred in the transaction.

VAT
Prices, outgoings and rentals are quoted exclusive of, but may be subject to, VAT.

Photographs and plans
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing
Strictly by appointment through Llyr Emanuel of Emanuel Oliver, 0151 236 6725, llyr@emanueloliver.com

EPC
The Energy Performance asset rating is Band D, 85. A full copy of the EPC is available if required.
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