

WAKEFIELD

36 KIRK_GATE

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:

Internal Width	25'3"	7.7 m
Shop Depth	82'	25 m
Ground Floor	1,962 sq ft	182.3 sq m
First Floor	351 sq ft	32.61 sq m

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**.

EPC

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



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 enquires on 01977 727121.

Legal Costs

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

VAT

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

Photographs and plans

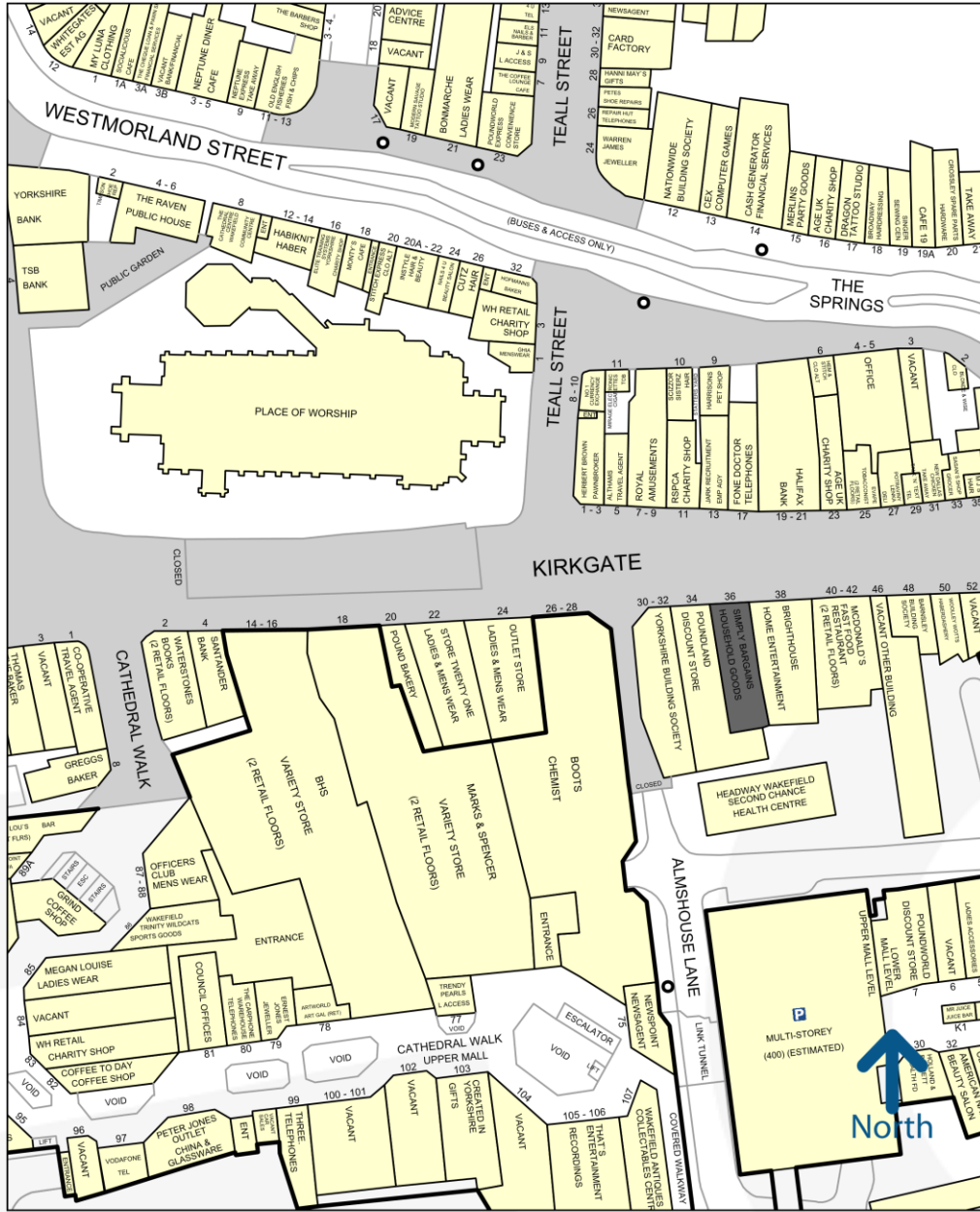
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

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



Wakefield



Experian Goad Plan Created: 19/01/2016
 Created By: Emanuel Oliver Ltd



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