



# TO LET/FOR SALE

Retail unit

2,273\* - 5,575 sq.ft

(211 - 517 sq.m)

\* Ground floor only option

## Unit 69/71 Kirkgate, Wakefield, West Yorkshire, WF1 1HX

- Prominent city centre unit
- Opposite The Ridings Shopping Centre & within walking distance of Trinity Walk Shopping Centre
- Former Fish and Chip restaurant & Take-away benefitting from current planning permission associated with Hot food/Restaurant use

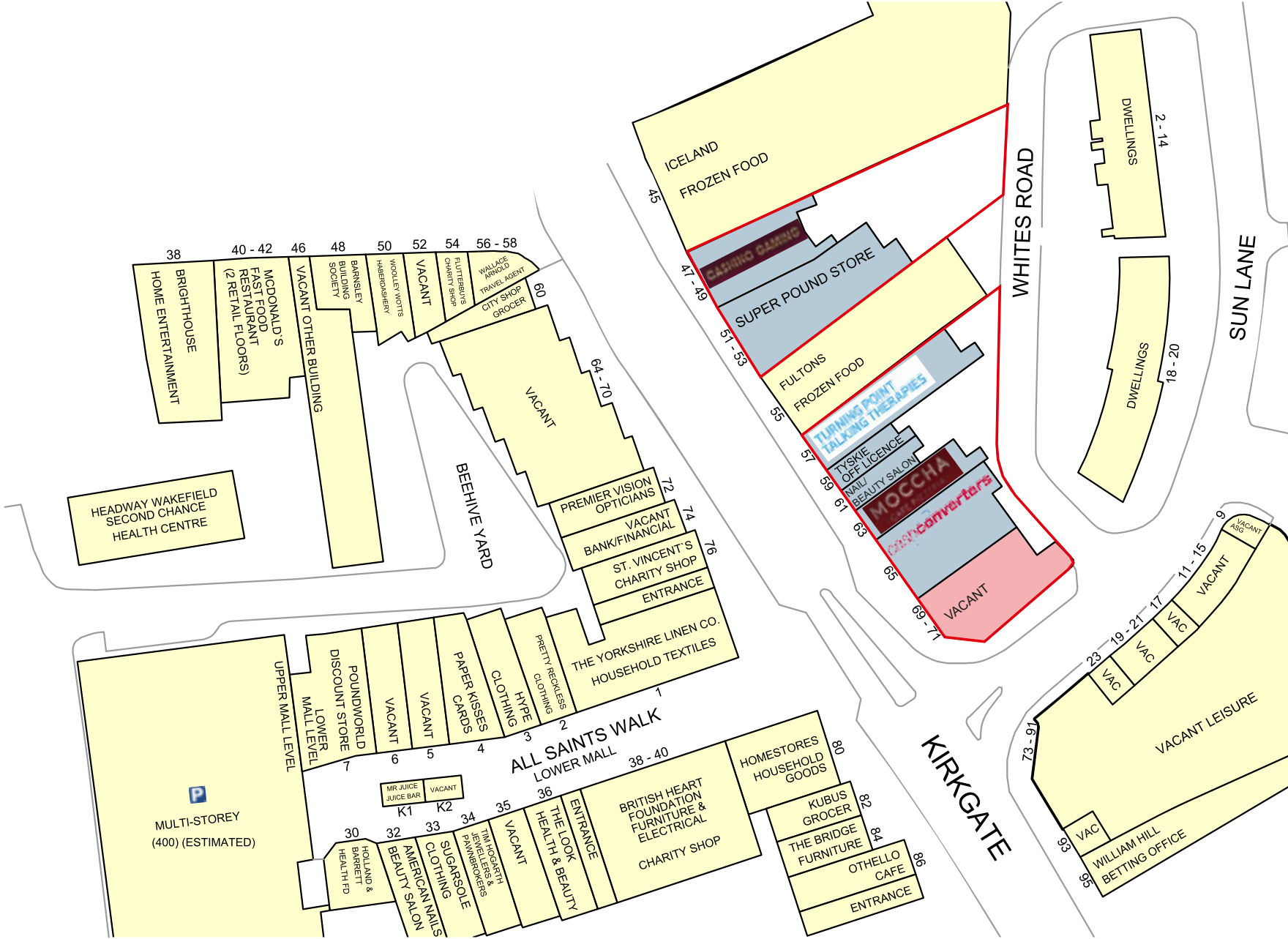
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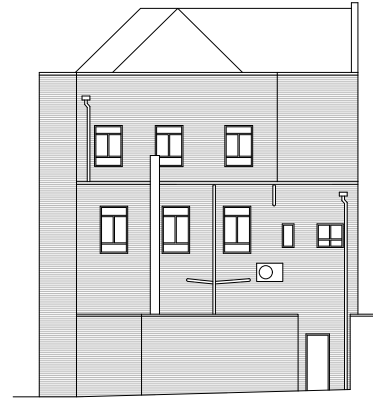
# Unit 69/71 Kirkgate, Wakefield, West Yorkshire, WF1 1HX



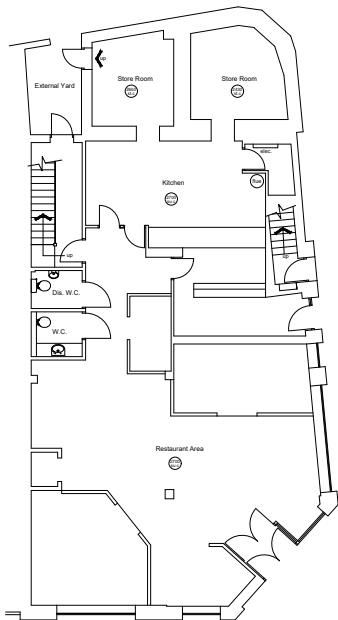
Front Elevation



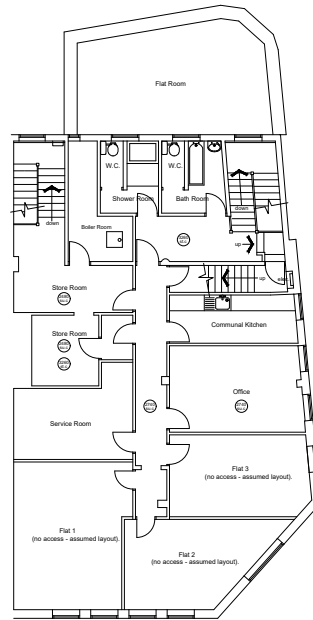
Side Elevation



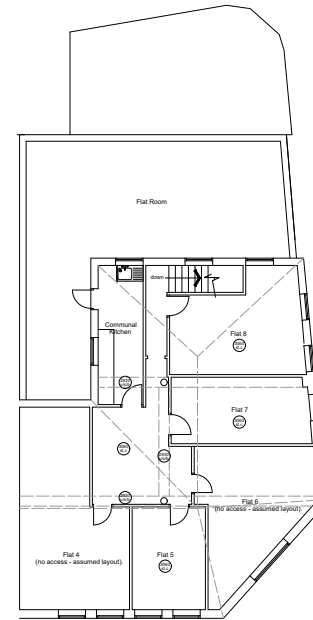
Rear Elevation



Ground Floor Plan - 2273 sq ft.



First Floor Plan - 1988 sq ft.



Second Floor Plan - 1314 sq ft

## Unit 69/71 Kirkgate, Wakefield, West Yorkshire, WF1 1HX

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,273	211
First Floor	1,988	185
Second Floor	1,314	122
<b>TOTAL</b>	<b>5,575</b>	<b>517</b>

### Location & Description

The property is planned on ground, first and second floors with the upper parts, which require refurbishment, having most recently been used for residential purposes.

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.

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.



### Rent

£30,000 per annum exclusive.

### Rates

2023 Rateable Value £11,000 (ground floor only). Interested parties should verify the Rateable Value, the availability of any relief and the actual rates payable with the Local Authority. Interested parties should make their own enquiries to the Local Authority regarding Council Tax/ business rates on the upper floors.

### Services

The unit has electricity connected.

### Service Charge & Insurance

There is currently no service charge attributable to the property although a small service charge may be payable in respect of any common areas in the event that the ground and upper floors are let independently of each other.

### Energy Performance

Units 69/71 has an EPC Rating of C-60 . Further information available upon request.

### Planning

The most recent use of the property was as a restaurant/ takeaway on the ground floor with residential on the upper floors. Interested parties should satisfy themselves as to whether their proposed use requires planning permission for a change of use”.

### Legal Costs

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

## Viewing

Strictly via prior appointment  
with the appointed agents:



**Richard Webster** 07739 680472  
rw@newswebster.com

Owned and Managed by

**LCP.**  
part of M'Core

**01384  
400123**



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