

WAKEFIELD

22 KIRKGATE

PRIME SHOP UNIT TO LET



LOCATION

The premises occupy a prime location on Kirkgate in the immediate vicinity of **Boots, Marks & Spencer and BHS.**

The premises are also diagonally opposite Teall Street, one of the main entrances to the proposed Trinity Walk development.

ACCOMMODATION

The premises comprise of the following approximate dimensions and net internal floor areas:

Internal Width (Front)	9.1m	30 ft 0
Internal Width (Rear)	6.3m	20 ft 9
Ground Floor Sales	241.4 sq m	2,598 sq ft
Ground Floor Ancillary	34.2 sq m	368 sq ft

TENURE

The premises are available by way of a new 10 year FRI lease subject to an upward only rent review in year 5.

RENT

£80,000 per annum exclusive.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following assessment:

Rateable Value £71,000

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

Viewing is strictly by Central Retail.

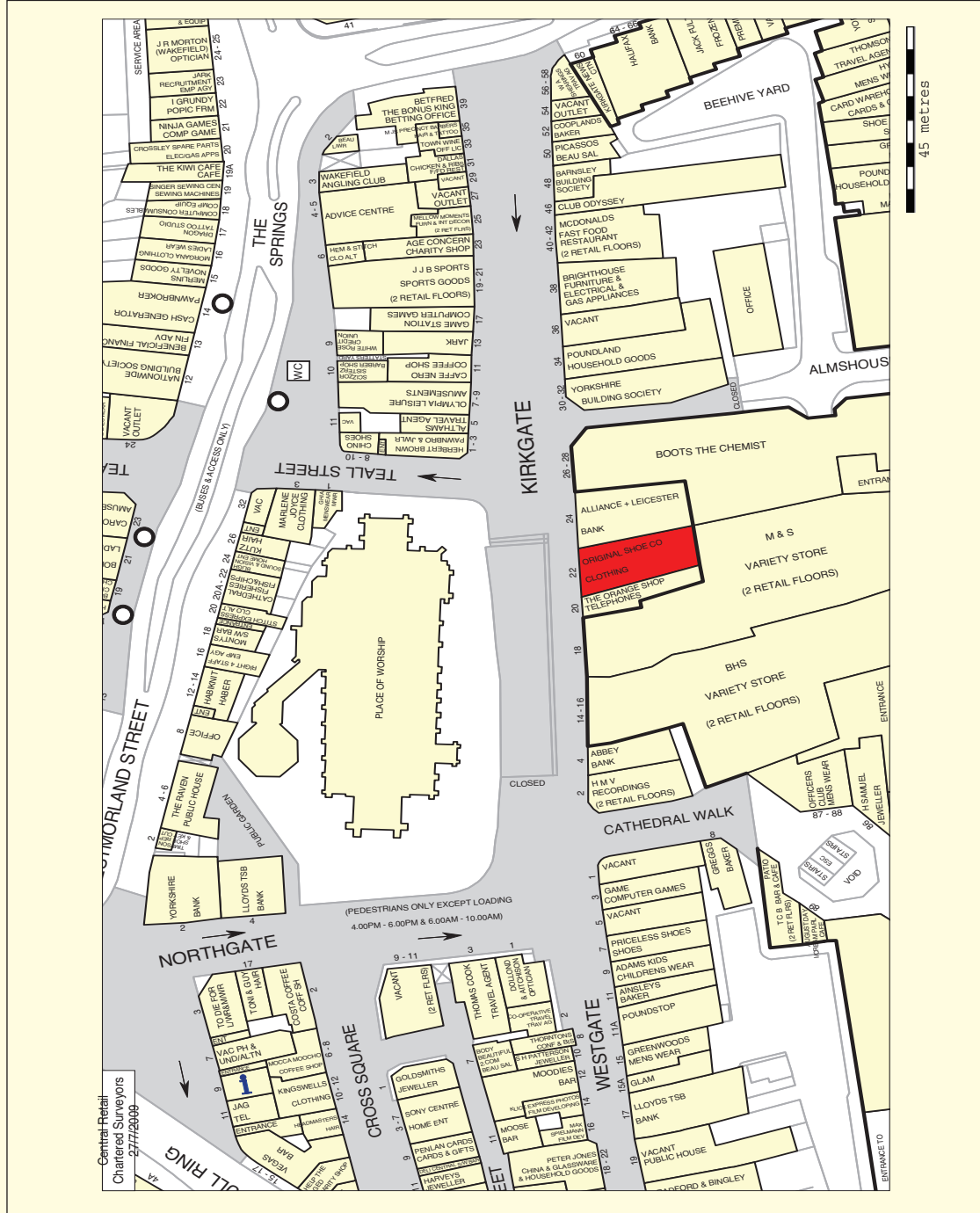
Contact: Tom Limbert (tom@central-retail.co.uk)

Or our joint agents, Allott Associates - 01924 375700

SUBJECT TO CONTRACT



Wakefield



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