

Potential for Retail/Leisure Uses, Subject to Planning

To Let

Drury Lane, Wakefield, WF1 1XQ



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- **Up to 11,234 sqft of retail/leisure space, subject to planning**
- **Situated in Wakefield City Centre**
- **Adjacent to the new Merchant Gate scheme**
- **Over 6,000 vehicles pass the site per day (DoT Traffic count)**
- **Adjacent to the new £19m Civic Offices**
- **Adjacent to Wakefield's new Westgate Train Station**

Location

The premises are situated in Wakefield City Centre, which has a District population of 315,000 people.

Formerly trading as the Quest Nightclub, the unit will be partly demolished and converted into a refurbished 11,324 sqft unit suitable for retail/leisure use together with a 30 space car park.

The site is adjacent to the Merchant Gate urban redevelopment scheme, which contains 215,000 sqft of office, retail and leisure space including the new 123,000 sqft Council Offices housing 1,200 employees. 66 apartments and public realm have also been constructed.

Description

The property comprises a single storey building with parking. The ground floor is over one single level floor and will benefit from a proposed glazed shop front as shown on the below elevation plan, exact design to be confirmed and subject to planning.

Accommodation

The premises will extend to the following approximate Gross Internal Area

Ground floor	Sq Ft	Sq m
	11,324	1,052

Tenure

A new Lease is available on an effective full repairing and insuring basis. The rent per annum is available upon application.

Use

Currently Sui Generis (Nightclub), potential for retail or leisure uses subject to planning.

Rateable Value

Due to reconfiguration of the unit the rateable value will need to be reassessed. The rate in the £ for 2014/15 is 48.2p. The local charging authority is Wakefield City Council.

These figures are provided for guidance only and interested parties should verify the information with the local authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction

EPC

The current rating of the property is E – 107. The certificate number is 9707-3805-0143-0200-0621

The property will be reassessed once redeveloped/refurbished.

VAT

All prices quoted are exclusive of VAT which is payable on the purchase price.

Viewing and Further Information

All viewings are strictly by prior appointment:

wsb Property Consultants LLP
Basinghall Buildings
Upper Basinghall Street
Leeds
LS1 5HR
Tel: 0113 234 1444

Contact: Adam Mobley

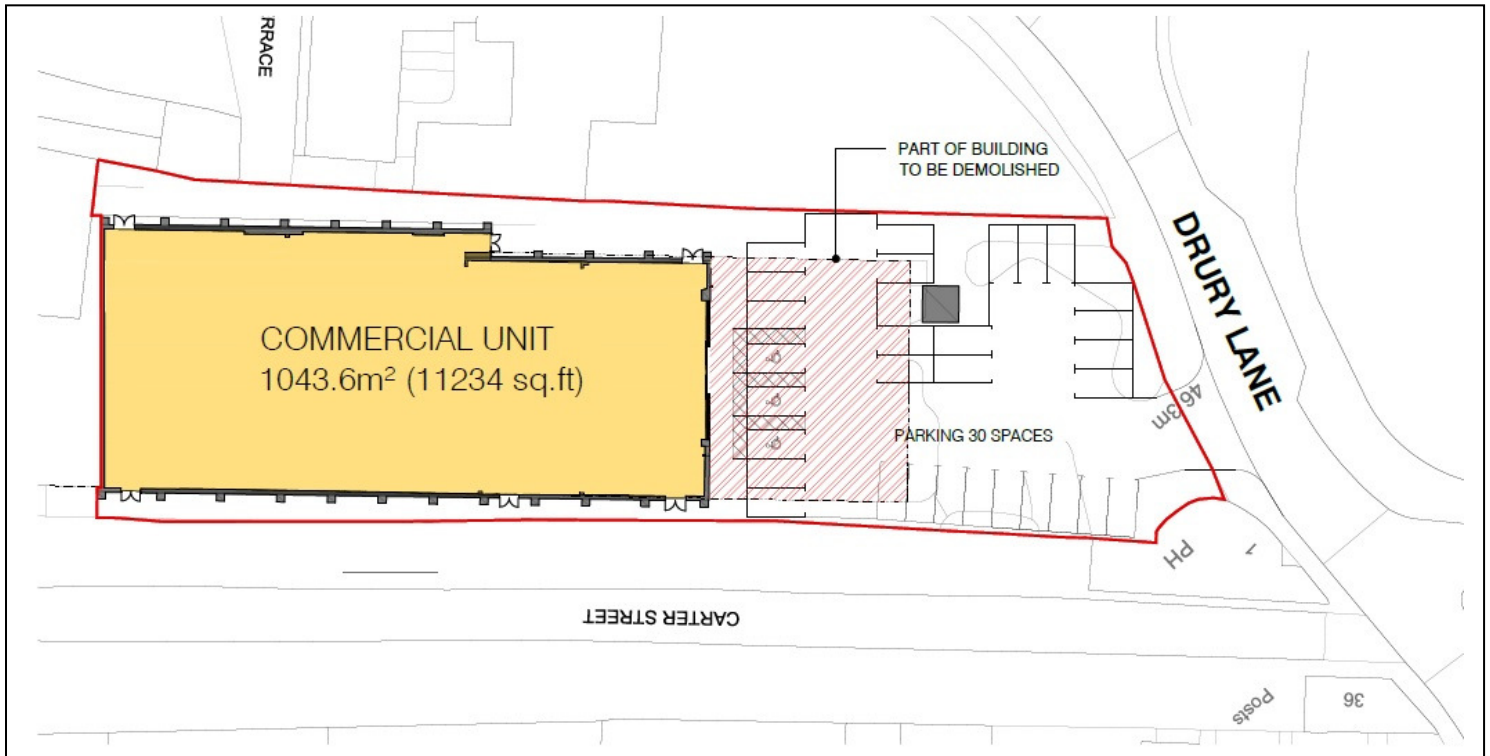
E-mail: amobley@wsbproperty.co.uk

Subject to Contract

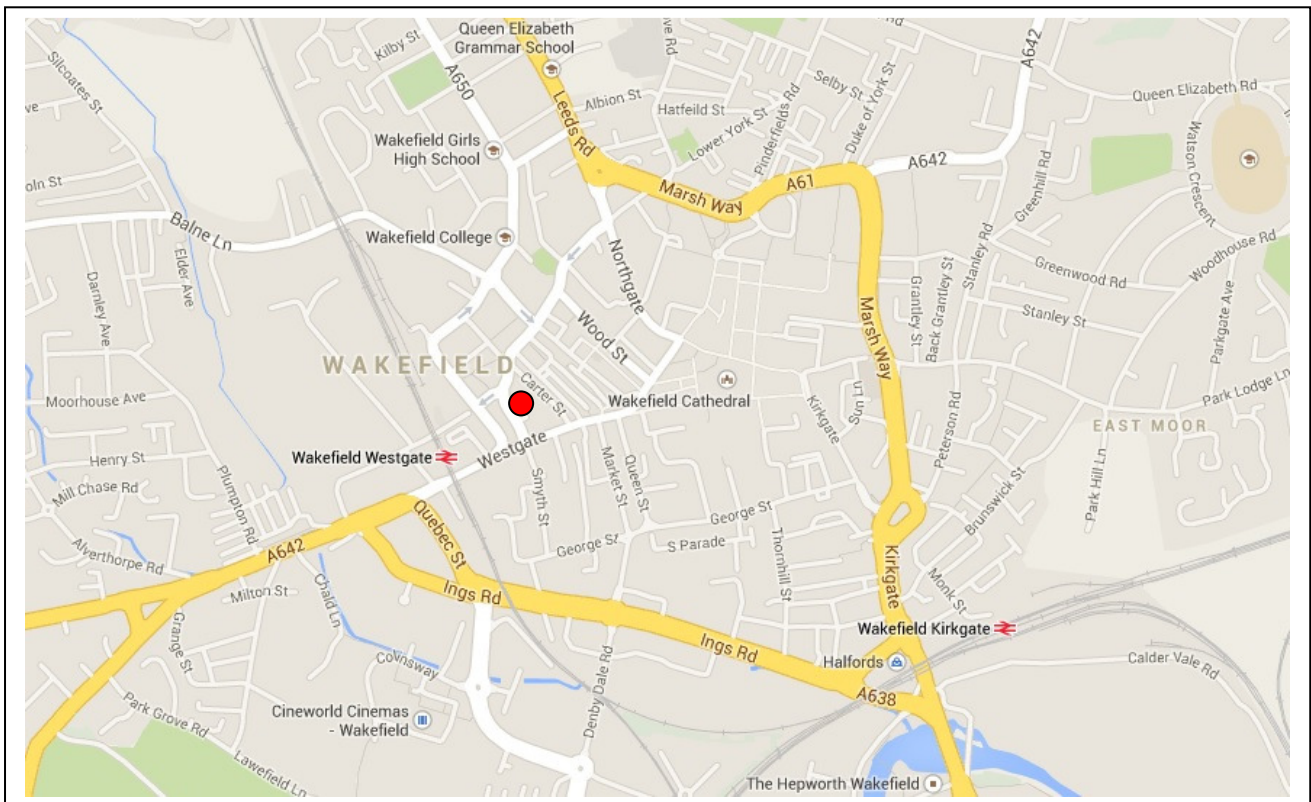
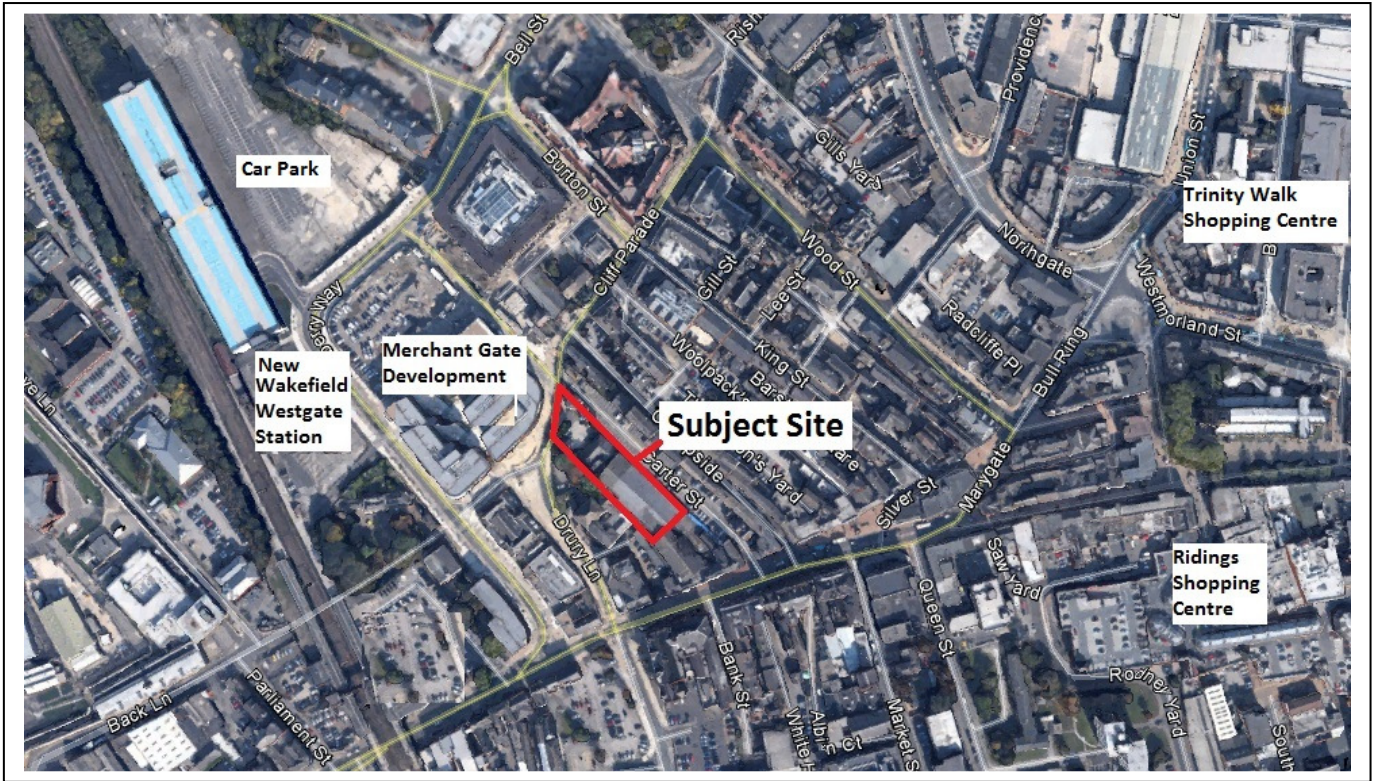




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Plan for indicative purposes only, subject to planning



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