

High Street Retail Unit

To Let

21/21a Westgate, Wakefield, WF1 1JZ



- 1,934 sq ft Ground floor & 412 sq ft Basement with A1 / A2 consent
- Situated on one of the main pedestrianised pitches in the town
- Nearby occupiers include Card Factory, Superdrug, Specsavers, Lloyds Bank
- Situated close to the entrance to the Ridings Shopping Centre

Location

The retail unit occupies a prominent position on Westgate, one of the main pedestrianised pitches in Wakefield town centre.

The unit is situated between Card Factory and a local bar/restaurant and opposite CEX Computer Exchange. Other nearby occupiers include Superdrug, Specsavers and Lloyds Bank.

The unit is situated close to the entrance to the Ridings Shopping Centre towards the Northgate end of the Cathedral Quarter.

Accommodation

The unit extends to circa 1,934 sqft of ground Floor space together with a basement of circa 412 sqft. The glazed shop front extends to circa 24 ft in length.

There are male and female toilets in the basement.

Terms

The proposed unit is available by way of a sub Lease to run for a term to be agreed. Full details of the rent and terms are available upon application.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

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:

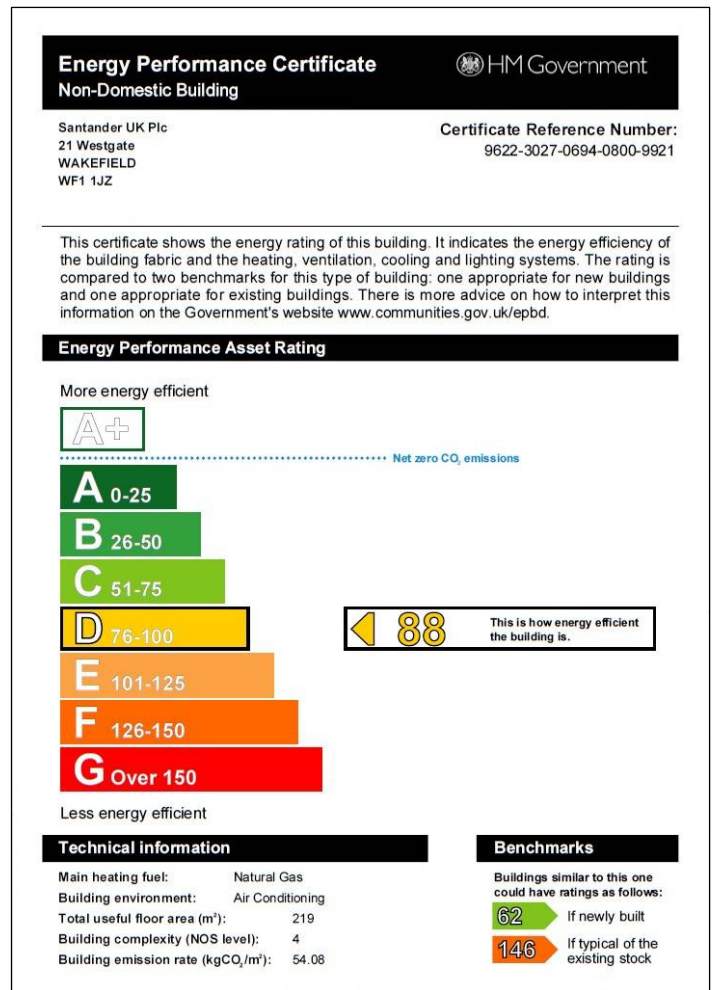
Adam Mobley
amobley@wsbproperty.co.uk

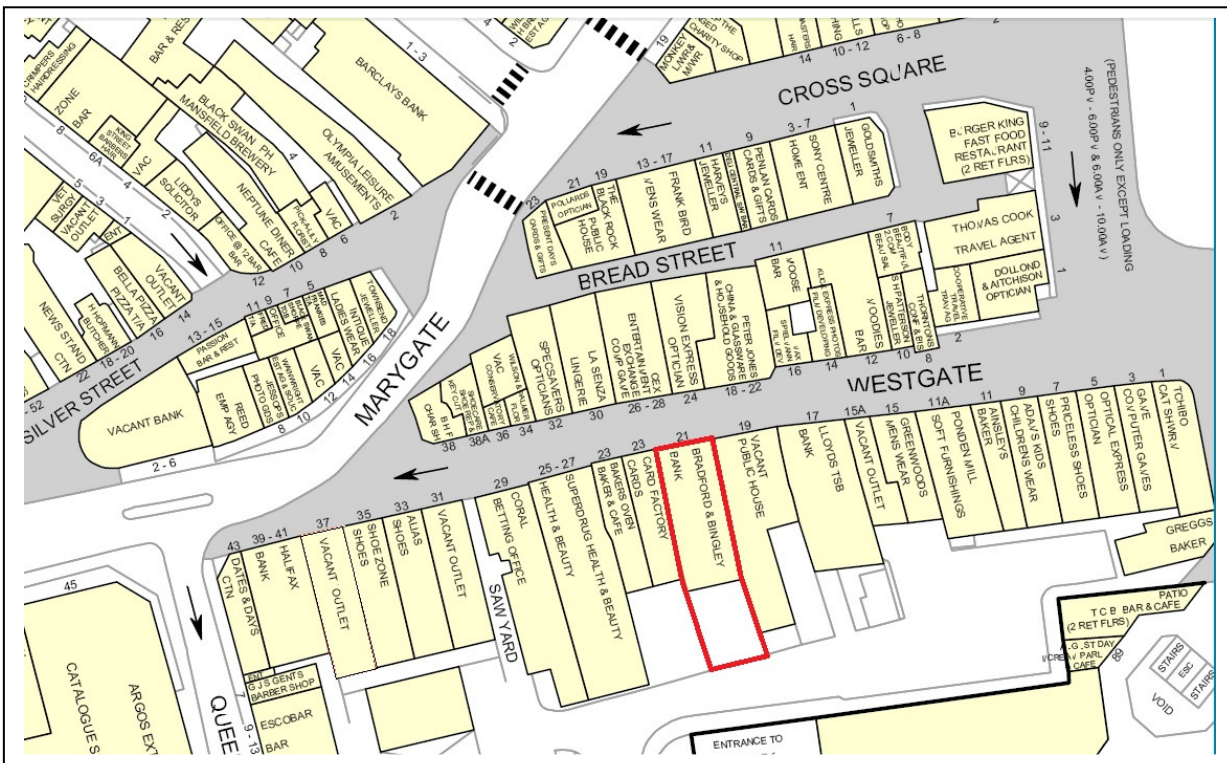
Or via our joint agents Allott Associates

Contact: Mike Allott
01924 375 000
mike@allottassociates.co.uk

Subject to Contract

EPC





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