

To Let-Under Offer



Knottingley

1/2 The Arcade, Hill Top, WF11 8HZ

Ground Floor: 1,555 sq ft (144.5 sq m)

Rent: £20,985.08 pax

Location & Description:

- **Knottingley is a town within the metropolitan borough of the City of Wakefield in West Yorkshire, England on the River Aire.**
- **With good access from the A1(M).**

Demise:

Ground Floor 1,555 sq ft (144.5 sq m)

First Floor 927 sq ft (86.1 sq m)

Rent:

£20,985.08 per annum exclusive.

Lease:

The premises are currently held on a full repairing and insuring lease which expires on 7 September 2034. The lease is available by way of assignment or sub-letting.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Rating Assessment:

Rateable Value (April 2023) – £14,500.

Date Prepared:

December 2024

Contact Us:

Jack Deakin

07591 835782

jack@barkerproudlove.co.uk

Nik McCarthy

07960 960207

nikm@barkerproudlove.co.uk