

# 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

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**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).**

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**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

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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