

Leeds Office: 0113 388 4848

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).

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:

Nik McCarthy 07960 960207 nikm@barkerproudlove.co.uk

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