

To Let



Wakefield

3 Wakefield Leisure Park, WF2 9SH

4,344 sq ft (403.6 sq m)

Rent: £60,000 pax

Fully Fitted Restaurant, inc Kitchen Facilities

Location & Description:

- **Situated 11 miles south of Leeds, and home to a population of around 325,837 (Census, 2011), Wakefield is the fifth largest city within Yorkshire.**
- **Wakefield Leisure Park is situated on the edge of Wakefield town centre and offers approximately 500 car parking spaces.**
- **The subject property is car park facing, adjacent to Cineworld and opposite Pizza Hut. Existing retailers within the scheme include Nando's and Mecca Bingo.**
- **Opposite the scheme is Westgate Retail Park. Key tenants include Currys PC World, Bensons for Beds, Wren Kitchens, Subway and KFC.**

Demise:

Ground Floor 4,344 sq ft (403.6 sq m)

Rent:

£60,000 per annum exclusive.

Lease:

Available by way of an FRI lease on terms to be agreed.

Service Charge:

On-account service charge for 2024/2025 stands at approximately £7,384.18.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – £105,000.

Date Prepared:

March 2025

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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Experian Goad Plan Created: 19/12/2024