

SHOPPING CENTRE PROPERTY / CLASS A1

1 Almshouse Lane The Ridings Shopping Centre, Wakefield WF1 1DS



**Rent: £10,000 PA**

**Ground Floor Area**

608 Sq ft / 57 Sq M

**WITHDRAWN**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

With 110 stores The Ridings centre, Wakefield totals circa 320,000 sq.ft of covered retail and leisure space. REEL Cinema have recently opened joining existing anchor stores such as M&S, Boots, Primark and TK Maxx. Furthermore there is The Garden Food Court and The Den childrens play area.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	608	56.5

**Rent:**

We are seeking rental offers in the order of £10,000 per annum exclusive.

**Tenure:**

The premises are available by way of a new 10 year lease on effective FRI terms.

**Business Rates:**

The premises currently has a rateable value of £11,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of up to £15,000 can apply for a cash grant of £10,000.

**Service Charge:**

The on-account service charge for the year 2020 is available on request.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

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

**Date Prepared:**

June 2020

Subject to Contract

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