

HIGH STREET PROPERTY / CLASS A2

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



Rent: £20,985 PA

Ground Floor Area

1,555 Sq ft / 145 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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

Date Prepared:

August 2020

Subject to Contract

Demise:

	Sq Ft	Sq M
Ground Floor	1555	144.5
First Floor	927	86.1

Rent:

The passing rent is £20,985.08 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 07/09/2034. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £14,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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.

EPC:

Energy Performance Asset Rating - D

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.

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