Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

SHOPPING CENTRE PROPERTY / CLASS A1

49 Bishopgate Walk The Ridings Shopping Centre, Wakefield WF1 1DS



UNDER OFFER

Rent: **£20,000 PA**

Area
972 Sq ft / 90 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove
Jack Deakin
Mob: 07591 835782
Email: jack@barkerproudlove.co.uk

Jackson Criss
Richard Webster
Tel: 0113 819 8998
Mob: 07739 680 472
Email: richardw@jacksoncriss.co.uk

Location:
The Ridings centre is a fully covered scheme located in Wakefield City centre with occupiers such as Marks & Spencer, Primark, TK Maxx, Peacocks, Morrisons and Boots. . The centre is the largest shopping centre in Wakefield with 110 units and comprising 319,000sqft. It boasts a footfall of 10million per annum and also benefits from a 1,050 space 24 hour car park.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	972	90.3

Rent:
£20,000 per annum

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

Business Rates:
The unit has a 2017 rateable value assessment of £25,750.

For further details please contact the business rates department in 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

Service Charge:
The on-account service charge for the year 2022 stands at approximately £13,177.

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.

Date Prepared:
February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020