

SHOPPING CENTRE PROPERTY / CLASS A1

51/52 Bishopgate Walk The Ridings Shopping Centre, Wakefield WF1 1DS

**Rent: £45,000 PA****Area**

3,681 Sq ft / 342 Sq M

**UNDER
OFFER****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:

With 110 stores The Ridings centre, Wakefield totals circa 320,000 sqft 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.

The subject premises are located on Bishopgate Walk opposite Primark.

Rent:

We are seeking rental offers in the order of £45,000 per annum exclusive.

Tenure:

The property is available to let by way of a new 10 year effectively full repairing and insuring lease, subject to a rent review on the 5th anniversary.

Business Rates:

The unit has a 2017 rateable value assessment of £70,500.

For further details visit Gov.uk or 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 and levies for the year 2022 stands at approximately £36,077 per annum.

EPC:

Energy Performance Asset Rating - TBC

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

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