



# To Let

69 Kirkgate, Wakefield WF1 1HX

- Available on brand new lease terms.
- Ground floor retail with good frontage on Kirkgate and Sun Lane.
- Suitable for a variety of uses.
- Situated in prominent position.

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## Location & Situation

The property is situated along Kirkgate in Wakefield at the corner of Kirkgate and Sun Lane. The immediate area comprises predominantly retail with residential above the property and close by.

The property is within short walking distance of all of Wakefield's amenities.

## Description

The property comprises of a large ground floor unit with rear ancillary storage which was previously used as a local fish and chip shop restaurant.

The property has W/c facilities in situ and is suitable for a wide range of uses with the benefit of frontage upon both Kirkgate and Sun Lane.

## Planning

We understand the property benefits from use Use Class Sui Generis although permitted change to Use Class E is available. Interested parties are advised to seek further guidance on planning from Wakefield Council.

## Services

We are advised electricity, water, gas and drainage are connected to the property. Three phase electricity is also connected to the property.

## EPC

We understand the EPC for the property is "C".

## VAT

We are advised VAT is not payable at the prevailing rate.

## Legal Costs

Each party to be responsible for their own legal costs in connection to this transaction.

## Accommodation

The total accommodation is approximately 1,722 sq. ft (159.98 sq. m)

## Business Rates

We understand the rateable value for the premises to be £13,750. Interested parties are advised to contact the local authority Wakefield Council to determine the rateable value and rates payable.

## Terms

The property is available on brand new lease terms at an asking rent of £13,000 per annum exclusive.

Viewings are strictly through appointment via us as sole agent.



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