

TO LET
6,304 sq.ft
(585.6 sq.m)



M

UNIT 2

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Stanley Road, Wakefield
West Yorkshire
WF1 4LH

Occupiers Include

TESCO **GREGGS**
Barnardo's

Description

The unit is in a prominent position fronting Stanley Road, approximately half a mile from Wakefield City Centre. The development comprises a terrace of four retail units with customer parking to the front and side and Unit 2 is situated in between Tesco Express and Greggs, with the other unit being occupied by Barnardos. Other occupiers in the immediate vicinity include Bet Fred, Post Office and Joe Ralph's Gym.

Area

6,304 sq.ft (585.6 sq.m)

Rent

£70,000 Per annum + VAT

Rates

The Rateable Value is £58,000. Interested parties must satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

Services

The unit has electricity connected.

Service Charge

£5,590 + VAT

Insurance

The landlord insures the building and recovers the premium from the tenant. Details available on request.

Energy Performance

The property has an Energy Performance Asset Rating in Band D (81). Further information is available on request".

Planning

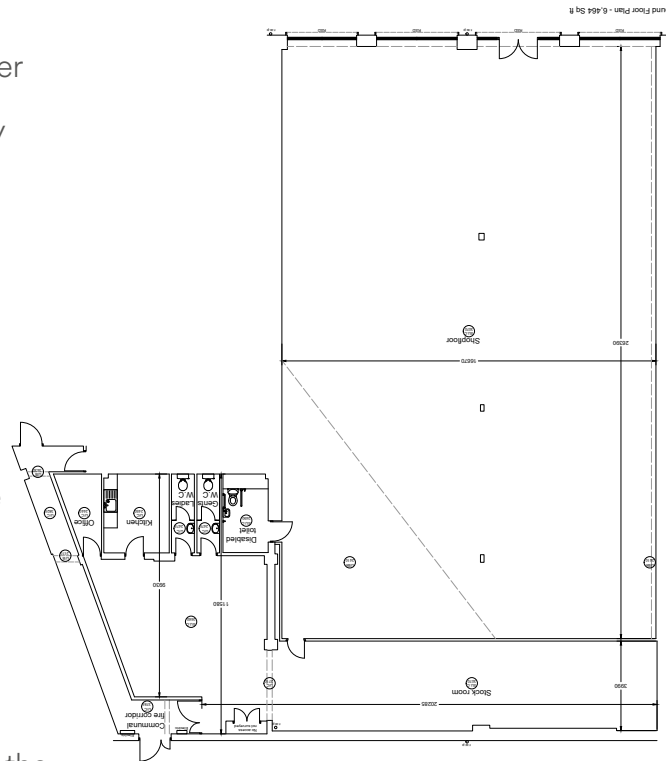
It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



6

Lettable Retail Units On-Site



12,917 sq.ft

Total Area



What Three Words

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Will Helm

07774 666805

01384 400123

WHelm@lcpproperties.co.uk

VIEWING

Strictly via prior appointment
with the appointed agents:


NEWS WEBSTER
 PROPERTY CONSULTANTS

Richard Webster

07739 680472

rw@newswebster.com

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