



**1 WESTMORLAND ST  
WAKEFIELD  
WF1 1PN**

- **Strong secondary location**
- **Ground floor retail unit**
- **Prominent position in high footfall area**

## LOCATION

The property lies in a good secondary position within the town centre, just off the attractive Bull Ring public square.

The property is positioned between the Ridings and Trinity Walk on a natural route between the bus station and Westgate / Ridings.

## DESCRIPTION

The property comprises a showroom to the front with two further areas beyond which provide ancillary office, storage and staff accommodation. The property also has a lock up garage to the rear.

## TERMS

The premises are available to let by way of a new full repairing and insuring lease on terms to be agreed.

## RENTAL

£13,950 per annum exclusive of rate and VAT.

## VIEWING

For further information or to arrange a viewing please contact sole agents.

## ACCOMMODATION

ACCOMMODATION	SQ FT	SQM
Ground Floor Sales	653	60.6
Ground Floor Storage	387	36.0
<b>TOTAL</b>	<b>1,040</b>	<b>96.6</b>

## RATEABLE VALUE

Rateable Value: £12,750

Estimated Rates Payable (April 2023/24): £6,362

Small business rate relief may apply. Interested parties are advised to contact the Local Authority directly to confirm.

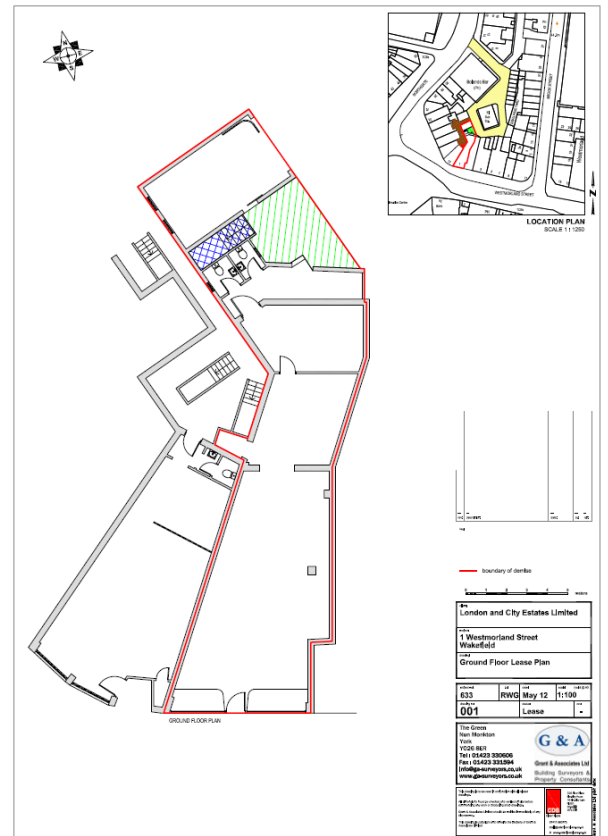
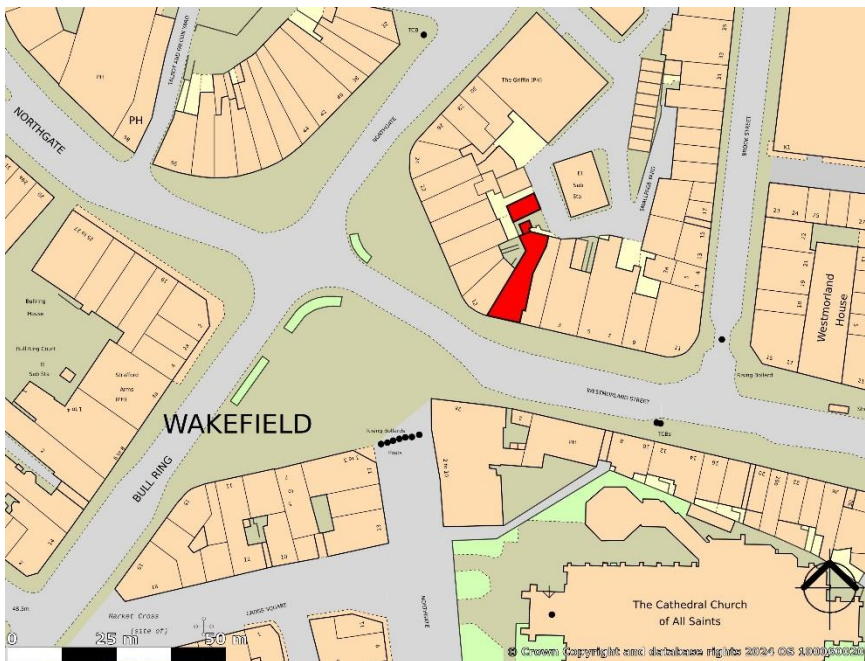
## VAT

All costs are subject to VAT at the prevailing rate where applicable.

## EPC

EPC: **tbc**

Full EPC report available on request.



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