

TO LET

- ✓ Excellent Passing Footfall
- ✓ Recently Refurbished
- ✓ Available Immediately
- ✓ Basement Storage

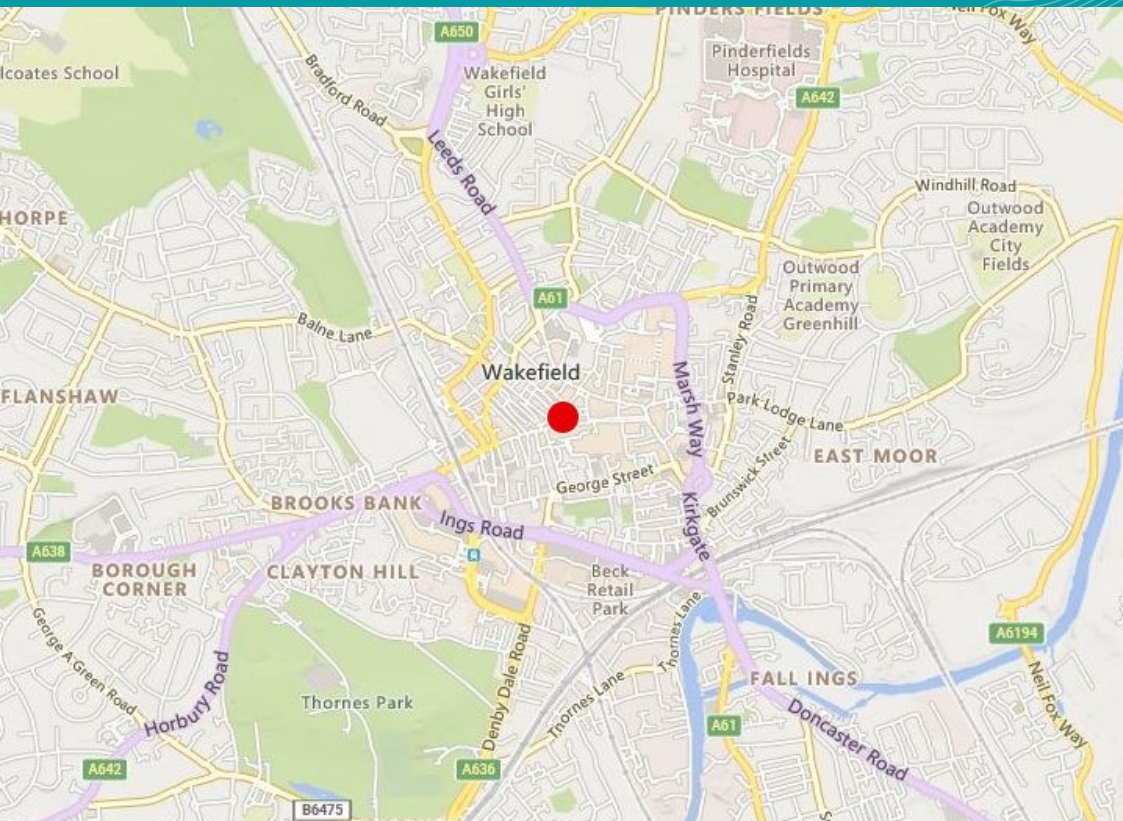


3 Marygate, Wakefield WF1 1PA

High Street Retail Opportunity

461 Sq Ft
(43 Sq M)

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DESCRIPTION

The property comprises a recently refurbished terraced retail unit in a prominent high street position, offering a frontage of approx. 3.9m and a depth of 8.5m. Arranged over ground floor and basement, the latter suitable for storage and staff facilities (including W/C). Benefits include new flooring, suspended ceiling, security shutters, and ancillary storage. Ready for immediate occupation and tenant fit-out.

ACCOMMODATION

| Net Internal Areas | sq ft | sq m |
|--------------------|-------|------|
| Ground Floor | 761 | 71 |
| Total | 461 | 43 |

EPC

E - 106

LOCATION

The property is prominently located on Marygate in Wakefield city centre, a busy retail area with excellent passing trade. Marygate connects to Westgate, one of the main shopping streets in the city, and benefits from both pedestrian and vehicular traffic. The property is within walking distance of Wakefield Westgate and Kirkgate railway stations and close to major bus routes.

LOCAL OCCUPIERS

Surrounding occupiers include a mix of national and independent retailers, cafés, and local amenities.

TERMS

A New Lease for a Term to be agreed.

RENT

£12,000 per annum.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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