

UNIT TO LET—SUBJECT TO VACANT POSSESSION

WAKEFIELD

Unit G46C Trinity Walk



Key Highlights

- Trinity Walk Shopping Centre is located in the heart of Wakefield city centre providing approximately 500,000 sq ft of Retail, F&B and Leisure space.
- The centre is anchored by TK Maxx, Next, Sports Direct and Sainsburys whilst also benefitting from a 1,000 space secure car park.
- The subject unit is located opposite Burger King and is in a close vicinity to several national operators including Starbucks, Bob and Berts, Holland and Barrett, H Samuel, USC and River Island.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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Accommodation

The premises are arranged over the ground and first floor level, comprising the following approximate net internal area:

Ground Floor:	976 sq ft	90.6 sq m
First Floor	22,615 sq ft	2,101 sq m

Rent

Rent on application.

Tenure

The property is available on a new effective full repairing and insuring lease subject to vacant possession.

Rates

Rateable Value: £118,000

UBR (2025/26): £0.555

Rates Payable: £65,490

(Interested parties are advised to make enquiries with the Local Authority.)

Insurance Premium

There is an insurance premium payable of £4,178 per annum.

Service Charge

The estimated service charge for 2025/2026 is £71,829 per annum.

EPC Rating

Rated B - Full Energy Performance Certificate available on request.

Legal Costs

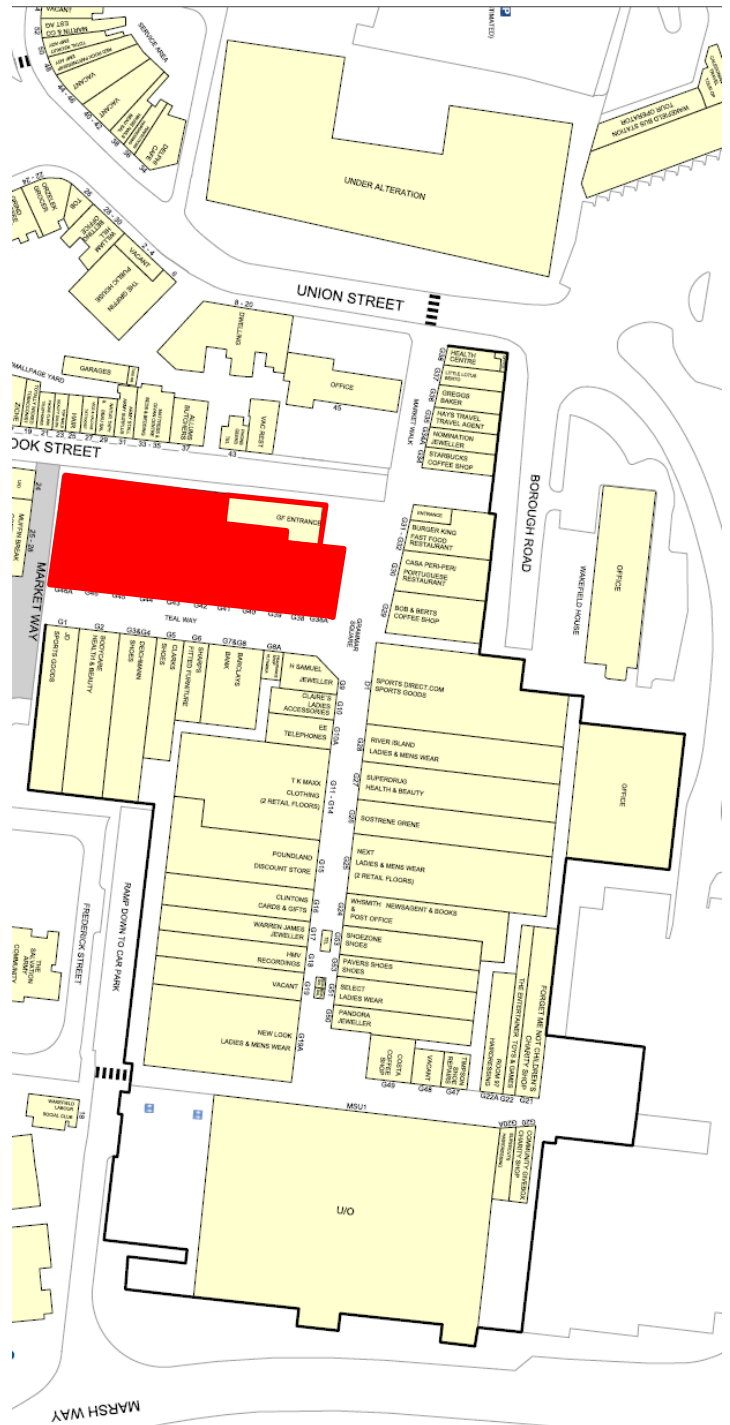
Each party to be responsible for their own legal and professional costs incurred in this transaction.

Further Information & Viewing

Further Information & Viewing strictly by appointment with Savills.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2022 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.



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