

Wakefield

Unit G40, Trinity Walk

RETAIL UNIT TO LET - SUBJECT TO VACANT POSSESSION



Location

Trinity Walk Shopping Centre is located in the heart of Wakefield town centre providing approximately 500,000 sq ft. The centre is anchored by Debenhams and Sainsbury's. Other tenants include H&M, New Look, Topshop/Topman, Next, Argos and River Island.

The subject unit is located adjacent to The Body Shop and Vision Express. Other retailers in close proximity include **Trespass**, **Barclays** and **Caffe Nero**.

Tenure

The property is available on a new effective full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Rent

On Application.

Service Charge

The estimated service charge for the current year is £7,917.

Accommodation

The property is arranged over the ground floor providing the following approximate area:

Ground Floor	1,400 sq ft	130.1 sq m
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Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£44,500
Rates Payable (2020/2021)	£22,206

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

Legal Costs

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

EPC

Available on request.

SAVILLS LEEDS

Ground Floor
3 Wellington Place
Leeds LS1 4AP
savills.co.uk



