



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



WAKEFIELD – 14/16 KIRKGATE – FORMER BHS

LARGE MSU UNIT- NEW LEASE AVAILABLE

Location

This former BHS store occupies a prime location on Kirkgate in Wakefield town centre.

The unit is well situated between The Ridings and Trinity Walk and immediately adjacent **M&S** and in close proximity to **TK Maxx** and **Boots**. It offers in excess of 30,000 sq ft of sales at a very competitive level of rent.

Accommodation

The property is arranged over ground, first, second and basement and provides the following approximate areas;

Ground floor sales:	18,513 sq ft
First floor sales	16,261 sq ft
Second floor	1,004 sq ft
Basement	2,129 sq ft
Total:	37,907 sq ft

Tenure

A new 10 year FRI lease, subject to an upward only rent review at year 5, subject to vacant possession

Rent

On application

Rates

Rateable Value:	£332,500
Payable:	£159,267 pa

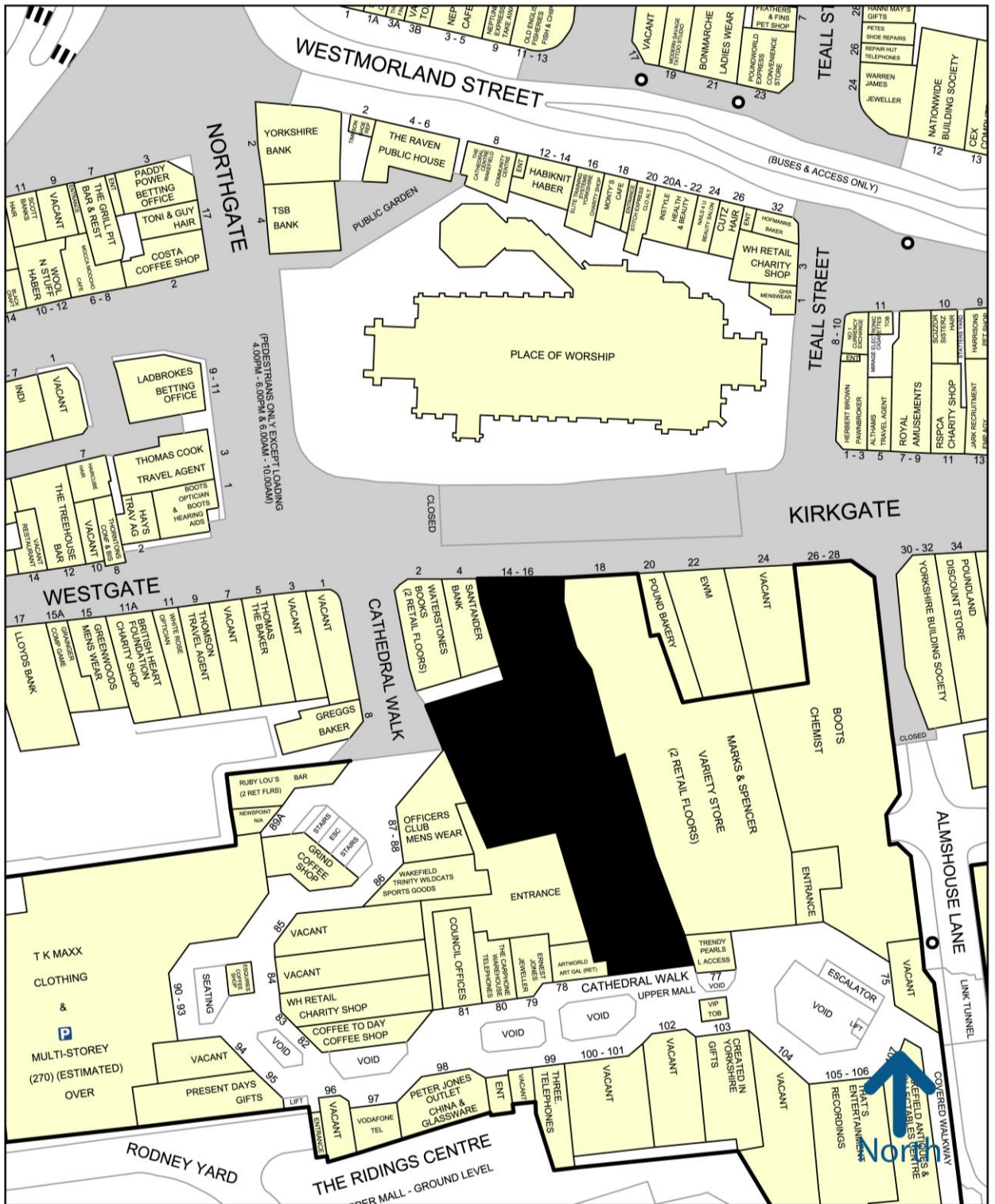
Interested parties are advised to make their own enquiries.

Viewing and Further Information

Through sole agents Robinson Webster

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