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.

WAKEFIELD – 14/16 KIRKGATE – FORMER BHS

**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.

**Location**

Through sole agents Robinson Webster

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