



TO LET

RETAIL UNIT

Unit 3, Stanley Road, Wakefield, WF1 4PT



◆◆ **NEWLY REFURBISHED
RETAIL UNIT**

◆◆ **1,636 SQFT AVAILABLE**

◆◆ **IMMEDIATELY
AVAILABLE**

◆◆ **ANCHORED BY TESCO
EXPRESS CONVENIENCE
STORES**



LOCATION

The units are situated fronting Stanley Road (A642) and only 0.5 miles from Wakefield City Centre. This mixed use area comprises retail, commercial and residential occupiers and is close to several Public Houses. The units are close to the Trinity Walk Scheme, a new retail development currently under construction in a joint venture between Modus and Simons.

DESCRIPTION

The property is a former Citroen car showroom, which has been refurbished & upon completion will provide 4 self-contained retail units, together with car parking & servicing facilities. In addition there is a car park at the rear and to the side. One vacant unit remaining on the retail site. Adjacent occupiers include Tesco Express, Wyndsors World of Shoes and Barnados.

ACCOMMODATION

The property is on ground floor only with car parking & rear servicing & provides retail accommodation of 1,636 sq ft.

Unit 1 - Let to Tesco Express

Unit 2 - Let to Wyndsors World of Shoes

Unit 3 - **1,636 sq ft available to let**

Unit 4 - Let to Barnardos

TERMS

The unit is available on a new lease for multiples of 5 years on full repairing and insuring terms. Incentives are available subject to lease terms and covenant.

SPECIFICATION

Unit 3 is vacant to let and are to be left in a developer's shell condition. The units will have the benefit of rear servicing & customer car parking.

SERVICES

All main services are connected to the property.

PLANNING

We understand that Unit 3 has the benefit of an open A1 Retail (non food) planning consent.

COST

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

RENT

The commencing rent will be £25,000 per annum exclusive of all other outgoings.

RATES

To be announced from the VOA. Estimates are available on request.

VAT

VAT is payable on the rental and other related transaction.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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