



TO LET

RETAIL PREMISES WITH UPPER FLOORS

2,532 SQ. FT. (235 SQ. M.)

11 Bull Ring, Wakefield, West Yorkshire, WF1 1HB

- **Retail unit with upper floors**
- **Suitable for alternative uses subject to planning**
- **Well positioned within Wakefield City Centre**

LEASEHOLD £14,000 per annum, exclusive, subject to contract

WILBYS

CHARTERED SURVEYORS

DESCRIPTION

Retail unit across three floors, fantastically positioned within Wakefield Town Centre.

ACCOMMODATION

Total: 2,532 sq. ft. (235.21 sq.m.)

SERVICES

Mains water, drainage, and electric are connected.

BUSINESS RATES

Uniform Business Rate 2024/2025: 54.6p/49.9p in the £

Under current legislation, properties with rateable values less than £12,000 are exempt from business rates. This is subject to review by the Local Authority on an annual basis. Interested parties should make their own enquiries via the Local Authority's Business Rates Department.

Rateable Value: £19,500.00

TENURE

LEASEHOLD

RENT

£14,000 per annum, exclusive, subject to contract

VAT STATUS

All prices are exclusive of VAT, if applicable.

LEGAL COSTS

Each party is to bear their own legal costs in the transaction

PLANNING

Any interested party should make enquiries directly with Barnsley Metropolitan Borough Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate rating of C72.

VIEWING

Strictly by prior appointment with Wilbys.

WWW.WILBYS.NET

Details of all properties currently on offer through Wilbys can be viewed by using the property search feature within Wilbys website www.wilbys.net

IMPORTANT NOTICE

1. These particulars do not constitute any part of an offer or contract. All statements contained in these particulars are given in good faith but are made without responsibility on the part of Wilbys or the vendors or lessors. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these Particulars.
2. All rents and prices quoted are exclusive of VAT, unless otherwise stated.
3. All measurements, areas and distances quoted are approximate only.
4. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are therefore recommended to seek their own independent verification on such matters from the appropriate Local Authority.
5. Location and site plans if provided, are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
6. Wilbys have not tested any apparatus, equipment fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
7. Business rates are usually calculated by multiplying the rateable value by the pence in the pound multiplier, however this can vary subject to transitional change and small business rate relief.

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