

KPI Lettings

Kappes Property Investment

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Residential & Commercial

1 TRINITY CHURCHGATE, KIRK GATE, WAKEFIELD, WF1 1TX.



**100 SQUARE FOOT VACANT DETACHED RETAIL UNIT
TO LET FROM £250 PCM (£300 BOND)**

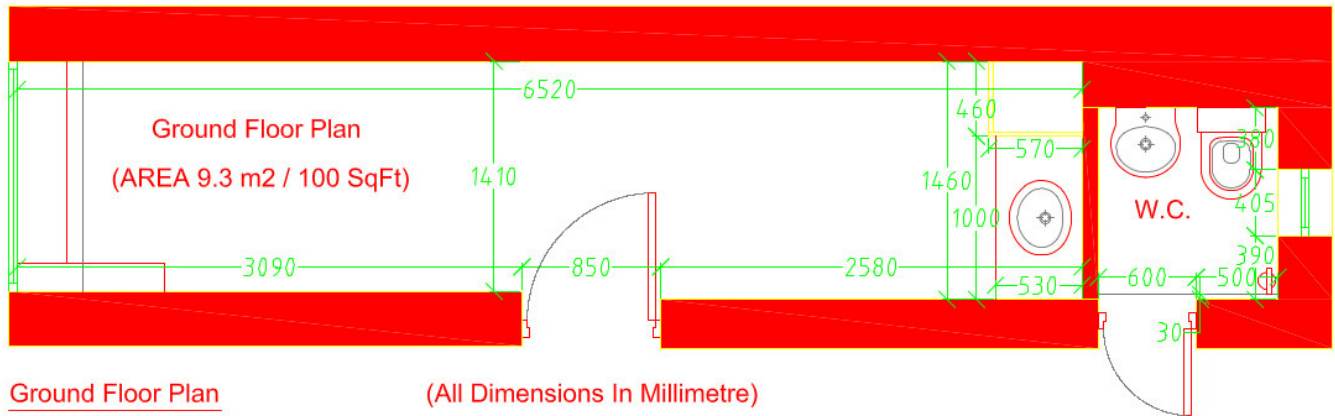
- Highly Affordable Running Costs (Business Rates Exempt)
- 5 Minutes Walk From Wakefield Kirkgate Rail Station
- Close To Anchor Stores Morrisons & Wilkinsons
 - Rear Road Access For Stock Delivery
 - Nearby Affordable Parking
- Flexible Lease Terms Fully Insuring & Repairing (No Legal Fees)

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Formerly occupied by a Seed Merchant, this compact self-contained retail unit benefits from a small attached W.C. to the rear and passing trade along the pedestrian walkway from Kirkgate to Westgate and the pathway to Trinity Medical Centre.

Ideal uses include: Tattoo Studio, Key Cutter/Locksmiths, Therapy Room, Hair & Beauty, Taxi Office, Sale of small goods (Jewellery, Seeds etc.).
(To be confirmed by the Local Planning Department – A1 Retail).

Ideal for a new start up, this unit is Business Rates Exempt. Estimated Water cost is £10 per month (based on past tenant usage). Currently the standing charge for Electricity is £8 per month.

Flexible Fully Insuring & Repairing Lease terms offered as follows:

12 Month Lease - £300PCM (£3600 Annual)
24 Month Lease - £275PCM (£3300 Annual)
36 Month Lease - £250PCM (£3000 Annual)

£300 Bond to be paid along with first month's rent upon signing of Lease agreement. Subject to basic credit checks.

Ground Floor

Retail Area (100 SqFt)

The sales area boasts a counter top with hatch to a staff area with a sink and immersion heater.

W.C. To Rear

Contains white ceramic washbasin and W.C.

Measurements

There is a six inch measurement tolerance or metric equivalent. All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances measurements contained in these particulars must not be relied upon for ordering carpet, furniture etc.

KPI LETTINGS
(0844) 66 515 99

Call for further information or to arrange viewing.

(KPI Lettings 2023)