

## TO LET Retail Unit



Unit G21 Trinity Walk  
Wakefield, WF1 1QS

### Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 16,478 sq ft
- ❑ Rent £175,000 per annum

### Contact

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## Location

Wakefield is city in West Yorkshire, located 9 miles southwest of Leeds.

The subject property is located in Trinity Walk Shopping Centre, a 500,000 sq ft mixed use scheme located in the centre of Wakefield, anchored by Sainsburys. Additional multiple retailers represented close by include **H&M, Next, Costa Coffee and Pandora.**

## Accommodation

The premises are arranged over ground and first floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	579.84	6,241
First	951.08	10,237
<b>Total</b>	<b>1,531</b>	<b>16,478</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

## Energy Performance Rating

Energy Performance Asset Rating – C-75. A certificate can be made available.

## Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

## Terms

The property is available by way of a sublease or assignment of the existing lease, expiring 17/03/2026.

## Tenure

£175,000 per annum exclusive

## Service Charge

£61,312 per annum.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Rating

We are advised that the Rateable Value for the property is £117,000.

The UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](https://www.gov.uk/calculate-your-business-rates).

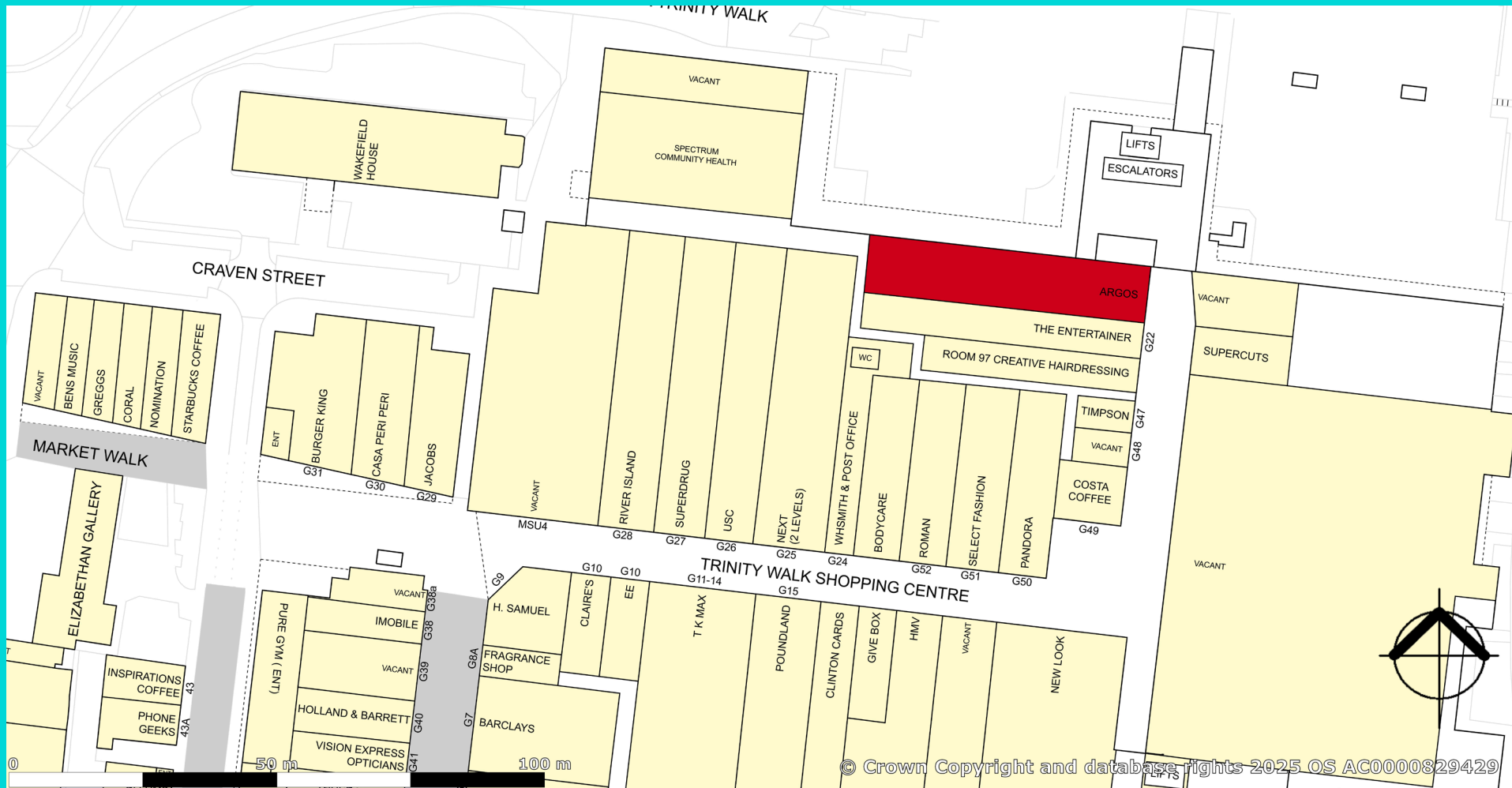
## Viewing

Strictly via the sole letting agent only.

## Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

## [Sainsbury's Property Disposals](#)



For further details contact:  
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- Edinburgh
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