

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
Total	1,531	16,478

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.

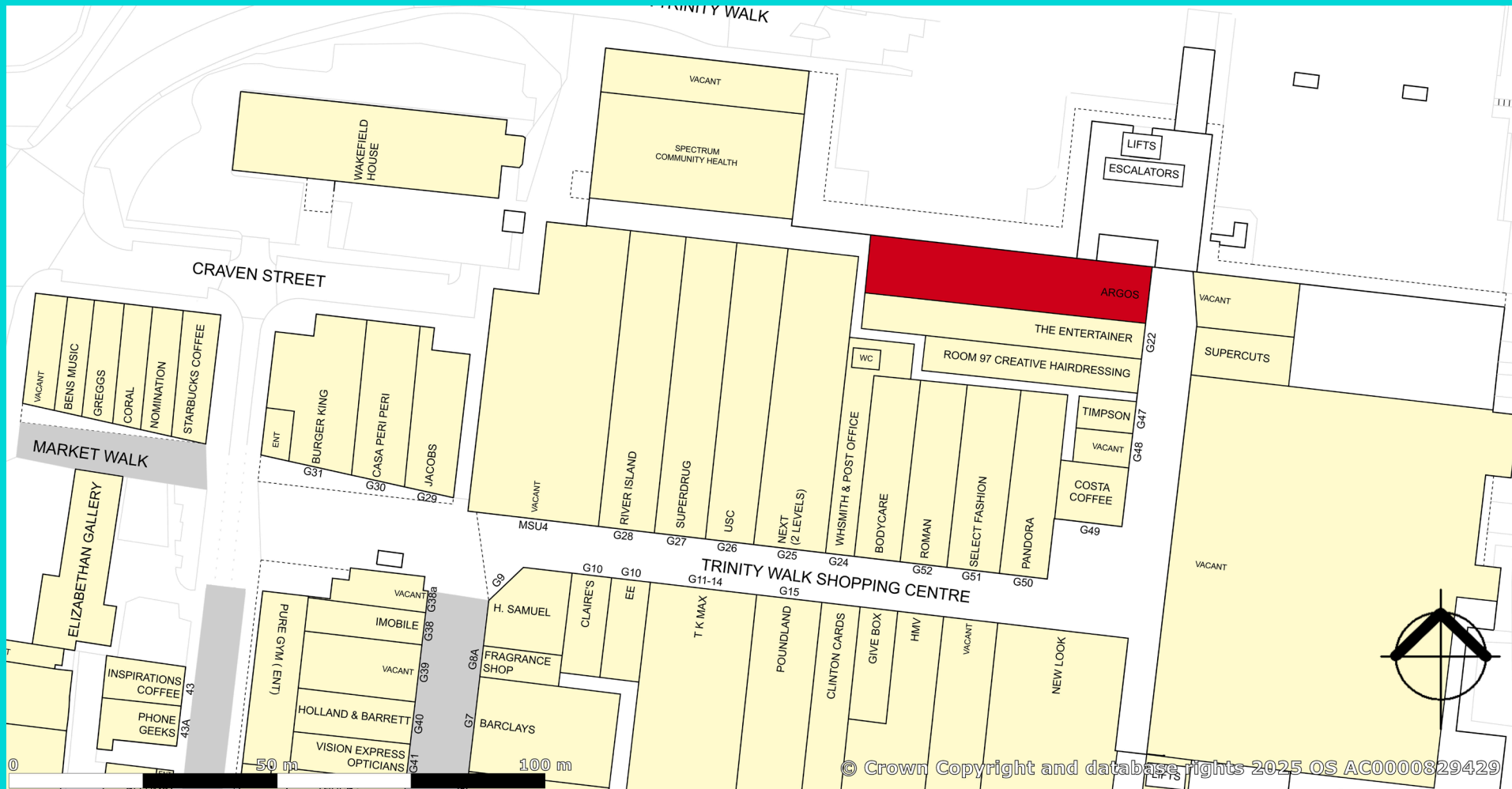
Viewing

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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