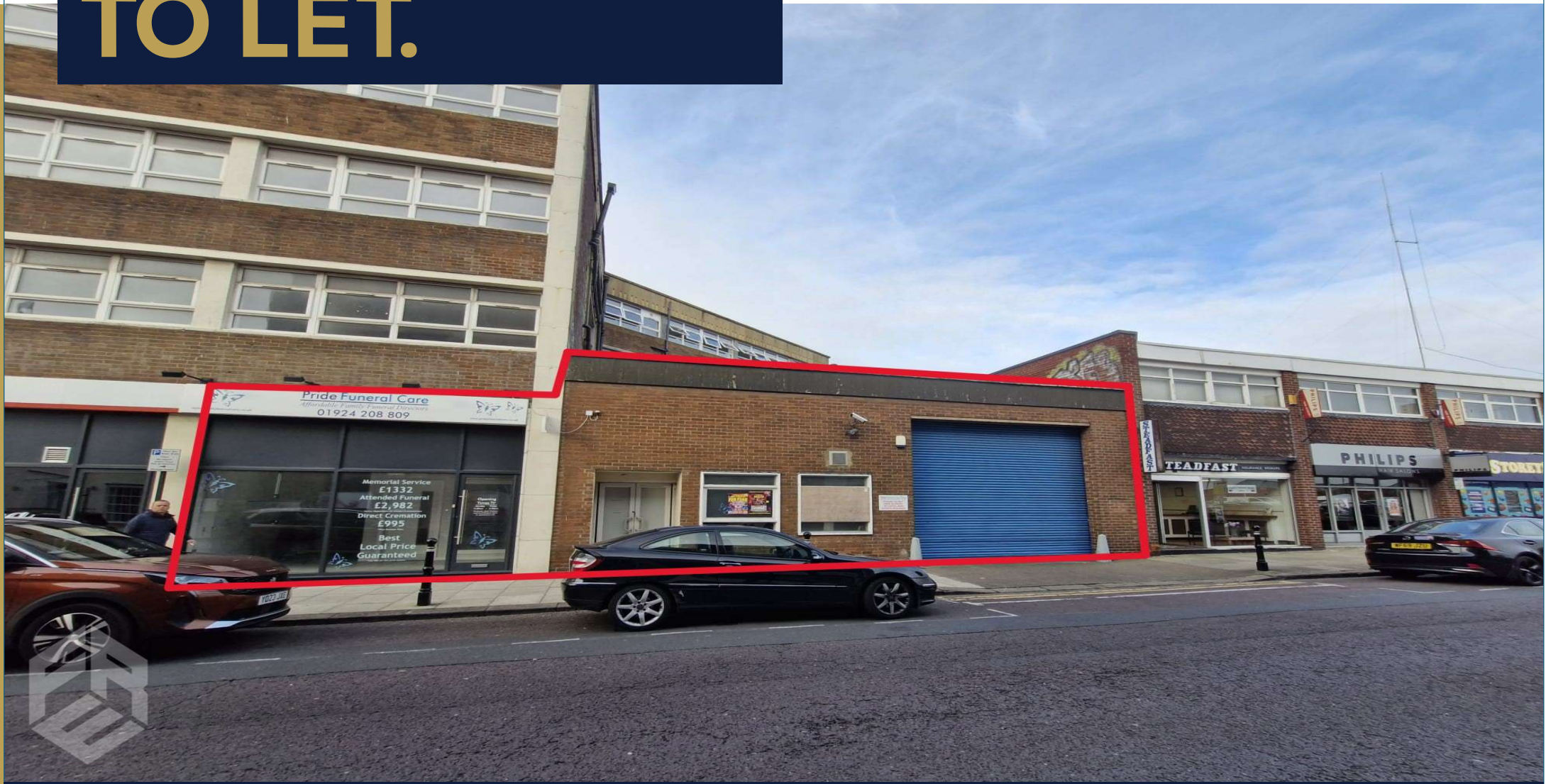


CITY CENTRE RETAIL PREMISES WITH STORAGE

TO LET.

1-3 PROVIDENCE STREET •
WAKEFIELD • WF1 3BG



- Suit A Range Of Uses
- Total Net Internal Area: 170.45 Sq M (1,835 Sq Ft)

- Busy City Centre Location
- Retail / Office With Storage Area



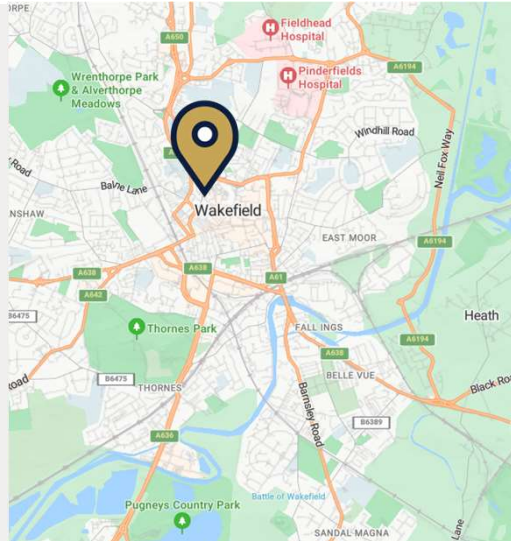


LOCATION

The property occupies a very prominent position on Providence street just off Northgate. This is a very convenient location, being just a short walk to many of the city centres amenities and positioned close to the bus station.

Wakefield City centre is less than 3 miles east of junction 41 of the M1 motorway and less than 4 miles to the M1/M62 intersection.

Wakefield's Westgate railway station provides an intercity service with travel to London's King Cross in under 2 hours.



SAT NAV: WF1 3BG

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DESCRIPTION

Ground floor retail premises featuring an attractive glass frontage, conveniently located in Wakefield city centre. The property offers the following specifications:

- Office & retail space
- Useful workshop / storage area with loading door
- Suit various retail / office uses
- Most recently used as a funeral directors
- Attractive glazed frontage

ACCOMMODATION

Retail / Office: 51.67 Sq M (556 Sq Ft)
Storage Area: 118.78 Sq M (1,279 Sq Ft)
Total NIA: 170.45 Sq M (1,835 Sq Ft)



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

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alexandra@flintrealestate.co.uk

RENT / TERMS

£24,000 per annum exclusive on
Lease terms to be agreed.

BUSINESS RATES

Shop £5,900
Storage Unit: £7,500

There is a potential for 100% Rates Relief.

EPC

Rating: TBC

SERVICES

Mains water and electricity are connected.

VAT

Rent is quoted exclusive but may be subject to VAT.

AML

Tenants will have to supply information to comply with AML Regulations.



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared December 2024.