GROUND FLOOR RETAIL UNIT

TO LET



UNIT 4, WAKEFIELD EXCHANGE, UNION STREET, WAKEFIELD. WF1 3AD



- 462 sq ft (42.92 sq m)
- £9,000 per annum
- Excellent location
- Part of the Wakefield Exchange Hub
- Suitable for creative uses only
- Open plan space
- Located directly opposite Trinity Shopping Centre

vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS
01924 291500

DESCRIPTION

This is a prominent retail unit located on the ground floor of Wakefield Exchange with access directly onto Union Street.

The property is part of the Wakefield Exchange building which provides a creative hub of retail and event space including live events, street food vendors, meeting rooms and on site bar and brewery.

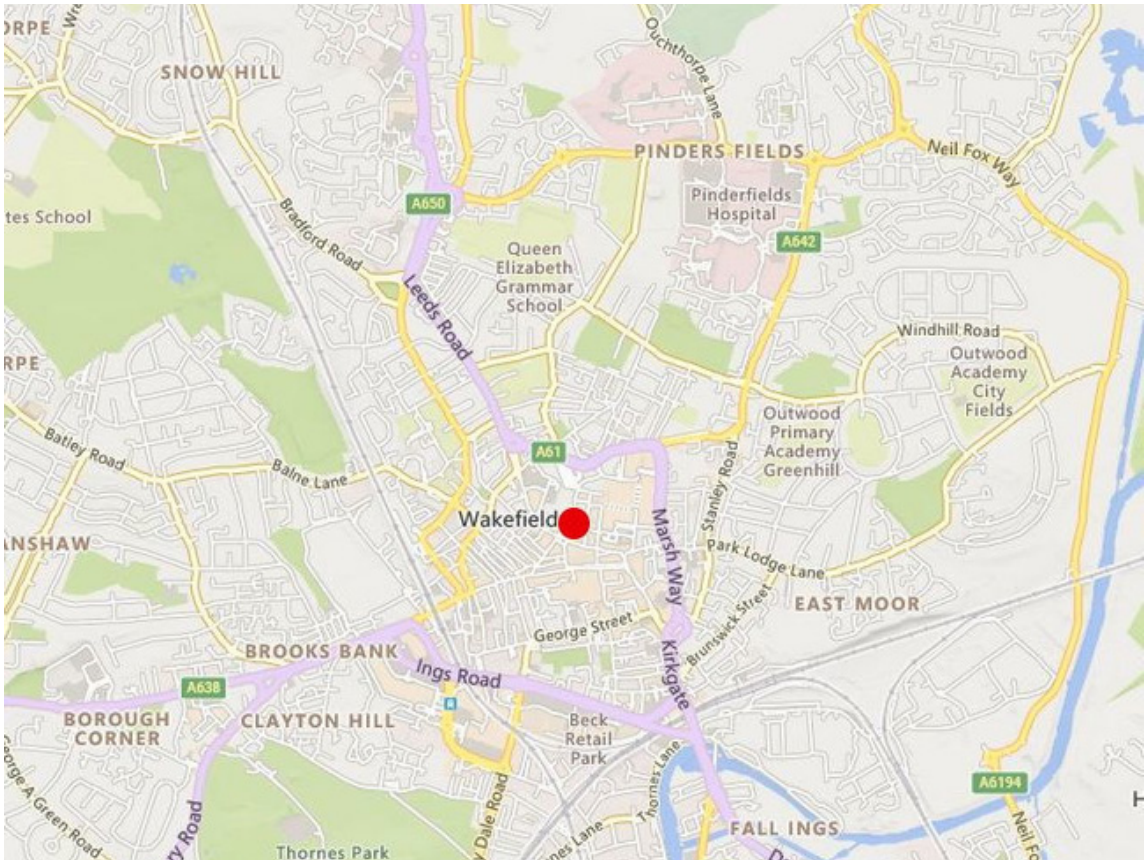
The property is well positioned and benefits from ample passing trade from The Bull Ring, Wakefield Bus Station and Trinity Shopping Centre located directly opposite.

The unit is suitable for creative uses only. The property is offered by way of a new 3 year lease outside of the Landlord and Tenant Act 1954.

Facilities include waste disposal area, Wi Fi, automatic front door, external window cleaning, refuse collection and lighting of the building. Please note, there is no water supply in the units.

LOCATION

Wakefield Exchange is located in the heart of Wakefield City Centre. The property is located next to Wakefield Bus Station and directly opposite Trinity shopping centre. The bus station offers extensive bus services into the city. Excellent rail links from Wakefield Westgate and Wakefield Kirkgate take you to Leeds in 15 minutes and London in just 2 hours.



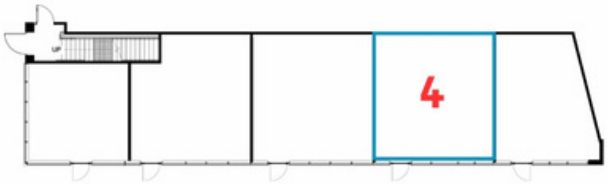
ACCOMMODATION

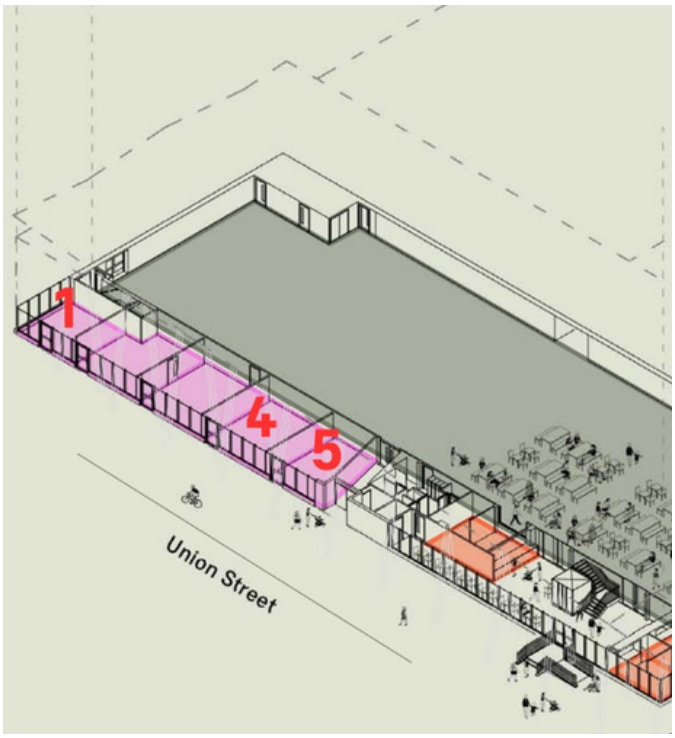
22ft 8in x 20ft 5in = 462 Sq Ft (42.92 Sq M)

SUMMARY

RENTAL	£9,000 per annum
LEASE TERMS	Full Repairing and Insuring lease.
RATEABLE VALUE	To be confirmed
SERVICE CHARGE	£1,317.29 + VAT per annum. Includes Waste disposal, WF FI, WI FI Filtering (tenant can use their own if they wish) , External window cleaning, canopy cleaning, building callouts, vendor toilet replenishment, Electrical, fire detection, building maintenance and building insurance.
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed







VIEWINGS & FURTHER ENQUIRIES



Isobel Smith
01924 291500
isobel.smith@vickerscarnley.co.uk

GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.
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 authorities.
Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
Vickers Carnley have not tested any apparatus, equipment, fittings of 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.
All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
These particulars were created September 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.