



TO LET

RETAIL WAREHOUSE

2,564 SQ.M (27,600 SQ.FT)



**FORMER ALLIED CARPETS UNIT
DENBY DALE ROAD
WAKEFIELD
WF1 1HR**

web. www.bht.uk.com

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

LOCATION

The property is located approximately ½ a mile south of Wakefield City Centre on Denby Dale Road, one of the principal arterial routes south of the City Centre.

The property is immediately opposite a Sainsburys supermarket and nearby occupiers include Harveys, Homebase, John Peters, Matalan, Topps Tiles and United Carpets.

The Albion Mills, Cathedral and Westgate Retail Parks lie immediately to the south and west of the property.

DESCRIPTION

The property comprises a free standing retail warehouse with parking at the front and side for approximately 60 vehicles.

ACCOMMODATION

We understand the property provides the following approximate floor areas:-

Ground Floor Porch	132.85 sq.m.	1,430 sq.ft.
Ground Floor Retail & Warehouse	2,282.55 sq.m.	24,570 sq.ft.
First Floor Offices	<u>148.64 sq.m.</u>	<u>1,600 sq.ft.</u>
TOTAL	2,564.04 sq.m.	27,600 sq.ft.

TERMS

A new full repairing and insuring lease on terms to be agreed at an asking rent of **£215,000 per annum exclusive**. This equates to only £8 p.s.f. on the main accommodation.

PLANNING

Open A1 non food but it does exclude the following:-

- watches, jewellery, spectacles and contact lenses
- pharmaceutical and personal care products
- clothing, footwear and accessories thereto (unless ancillary to the sale of DIY goods, motorist or motorcyclist accessories or gardening goods) and
- pre-recorded audio and visual materials (unless ancillary to the sale of DIY goods, motorist or motorcyclist accessories or gardening goods).

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

VIEWING

By appointment with the sole letting agents, Brackenridge Hanson Tate, tel: 0113 244 9020 (ref: Jonathan Wade – jonathan@bht.uk.com)

SUBJECT TO CONTRACT
Prepared – 1st Sept 2009