



**TO LET**  
**PROMINENT**  
**RETAIL/LEISURE/OFFICE UNIT**

4,258 Sq Ft (395.57 Sq M)

- ◆ Suitable for various uses (STP) ◆ Located opposite Wakefield Westgate Station



Unit 8, 2 Burgage Square  
Wakefield, WF1 2TS

## LOCATION

Merchants Gate is prominently positioned adjacent to Wakefield Westgate Station in the centre of Wakefield. This is a popular part of the city centre with occupiers in the vicinity including The Council, Wakefield College along with a new Performing Arts School. There are also a number of residential properties in the area. Other leisure operators within Merchants Gate include Rassams Creamery and Estabulo.

## DESCRIPTION

The property forms part of the Merchants Gate mixed use development and comprises a modern fully glazed unit with the potential for external seating. The unit would be suitable for a variety of uses including retail, leisure or office. There are a number of car parking options located nearby.

## ACCOMMODATION

The unit has an approximate net internal floor area of 4,258 sq ft (395.57 sq m).

## RATES

Rateable Value:	0
Rates Payable (2020/2021):	0

To be assessed on occupation

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**  
petebradbury@cartertowler.co.uk

**Max Vause**  
maxvause@cartertowler.co.uk



## TERMS

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £50,000 per annum exclusive of rates, services, service charge, insurance, Vat and all other outgoings.

## EPC

The unit has an Energy Performance Asset rating of B39. Further information is available.

## VAT

The property is elected for VAT.

## PLANNING

The property has E Class planning use and would be suitable for retail, leisure, restaurant/cafe or office use.

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