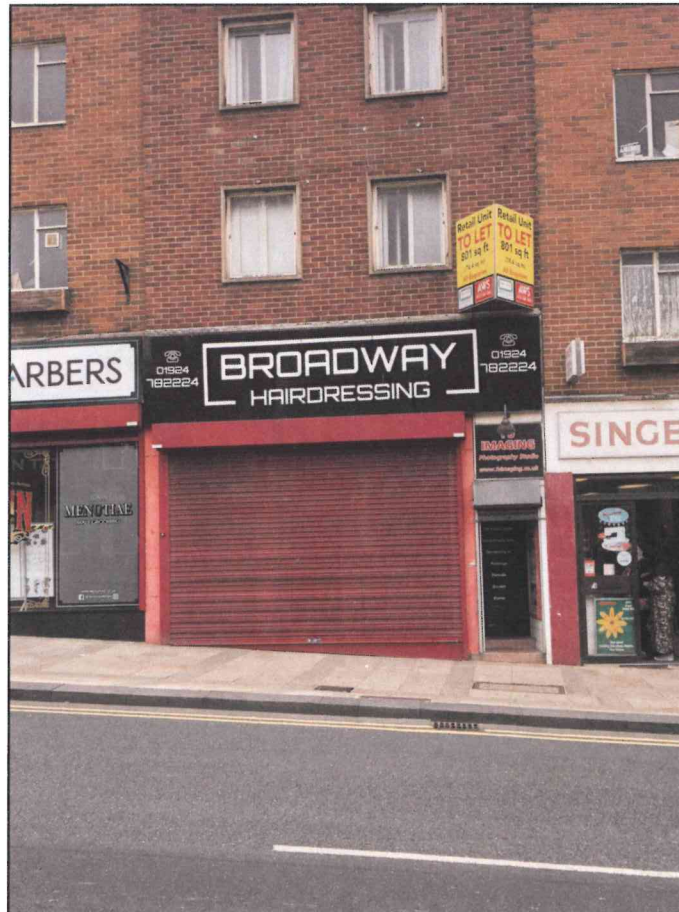


# AWS

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

## TO LET

**18A THE SPRINGS  
WAKEFIELD  
WF1 1QE**



**833 SQ FT (77.4 SQ M)**

## THE PROPERTY

The property is in an extremely prominent, former Hair Dressers, located on The Springs which is on the eastern fringe of Wakefield City Centre.

The Springs has a very high pedestrian flow from the City Centre to the local situated car parks and provides an excellent retail opportunity.

## DESCRIPTION

The property is a ground floor lock up shop with some parking to the rear which is currently fitted out to provide a reception area with treatment rooms behind as well the usual amenities and mess room.

The retail unit benefits from an electrically roller shutter door to the front.

## ACCOMMODATION

	SQ FT	SQ M
Retail area	476	44.2
Mess/Staff room	325	30.2
<b>TOTAL</b>	<b>801</b>	<b>74.4</b>

## TERMS

The property is available to let for a term to be agreed at a rental of £11,500 pa

## RATES

We are informed that the premises have a rateable value of £4,744

## ENERGY PERFORMANCE CERTIFICATION

An EPC is available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal fees.

## VIEWING

Strictly by appointment only by contacting the joint agents Nick Arundel at AWS Ltd on 0113 235 1362 or Gina Powell at Simon Blyth Commercial on 01924361631.



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