

SHOP TO LET



**8 ZETLAND STREET
WAKEFIELD
WF1 1QG**

**PROPERTY
PARTICULARS**

8 Zetland Street, Wakefield

LOCATION:

The property is located on Zetand Street close to the Trinity Walk Shopping Centre.

ACCOMMODATION:

The accommodation with the following approximate floor areas is:-

Ground Floor Sales	579 sq ft	53.79 sqm
First Floor Storage	385 sq ft	35.76 sqm

LEASE TERMS:

The property is available on a new full repairing and insuring lease for a term of years to be agreed in multiples of 5 with 5 yearly upward only rent reviews.

RENT:

£12,000 per annum

RATES:

Rateable Value £9,200

VAT:

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

VIEWING:

Strictly by appointment through this office.

**SUBJECT TO CONTRACT AND AVAILABILITY
ALL DIMENSIONS AND AREAS ARE APPROXIMATE**

Energy performance certificate (EPC)

8 Zetland Street WAKEFIELD WF1 1QG	Energy rating	Valid until: 8 August 2033
	C	Certificate number: 2359-1196-8732-5803-1360

Property type	Retail/Financial and Professional Services
Total floor area	103 square metres

Rules on letting this property

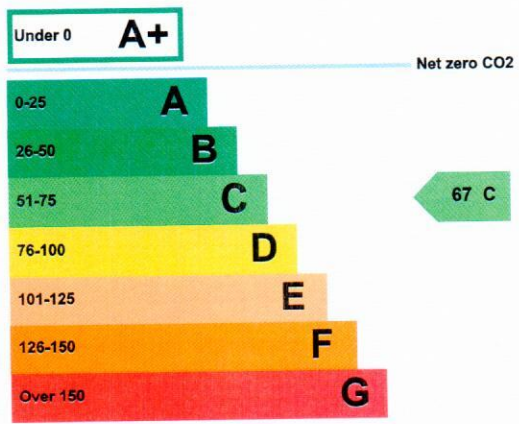
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	93 D