



## Merchant Gate, Unit 6, 1 Burgage Square, Wakefield, Wf1 2Ts

WAKEFIELD CULTURAL QUARTER

Brand **NEW** Retail / Café / Restaurant Unit | 3,826 sq. ft. (355.45 sq. m)

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REAL ESTATE





WAKEFIELD COLLEGE

COUNTY HALL

TOWN HALL

NEW CIVIC OFFICES

RESIDENTIAL DEVELOPMENT

1,451 SPACE CAR PARK

MERCHANT GATE

BURGAGE SQ.

WAKEFIELD WESTGATE STATION

WHSmith

GREGGS

SUBWAY

COSTA

THEATRE ROYAL





## Situation

The unit stands in the newly built Merchant Gate development in the Cultural Quarter of Wakefield.

It is opposite Wakefield Westgate Railway Station which has an annual flow of 2.2 million per year and it is close to The Art House and The Theatre Royal on Drury Lane.

The area is already popular with the public as a centre for restaurants, cafes and specialist retail uses.

Merchant Gate is already home to Anytime Fitness and Brazuca Brazilian Restaurant.

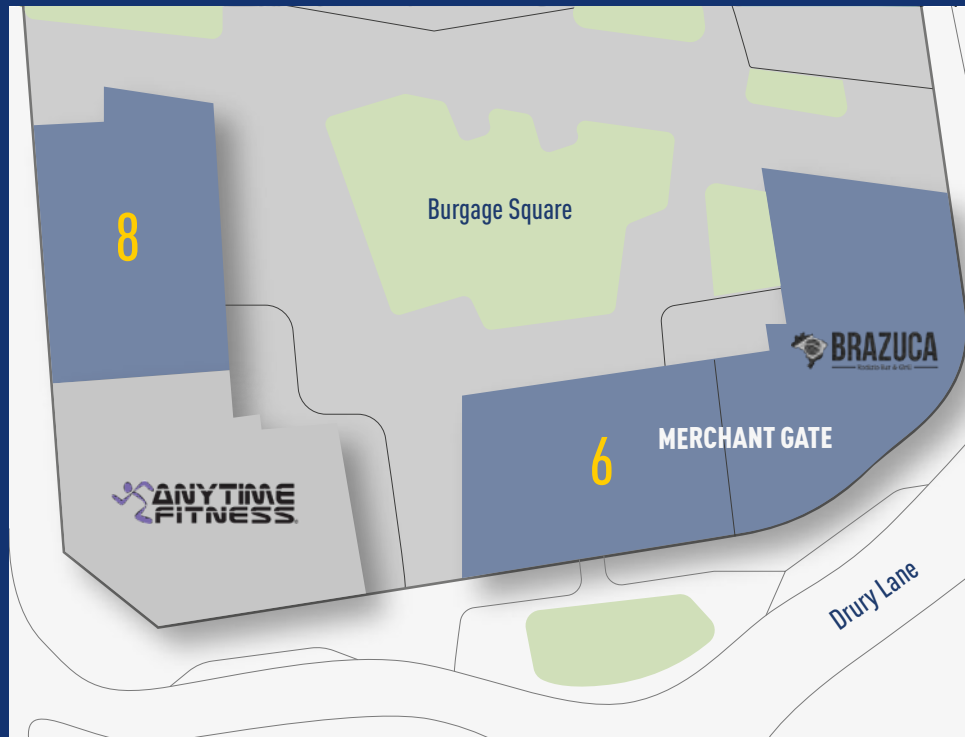
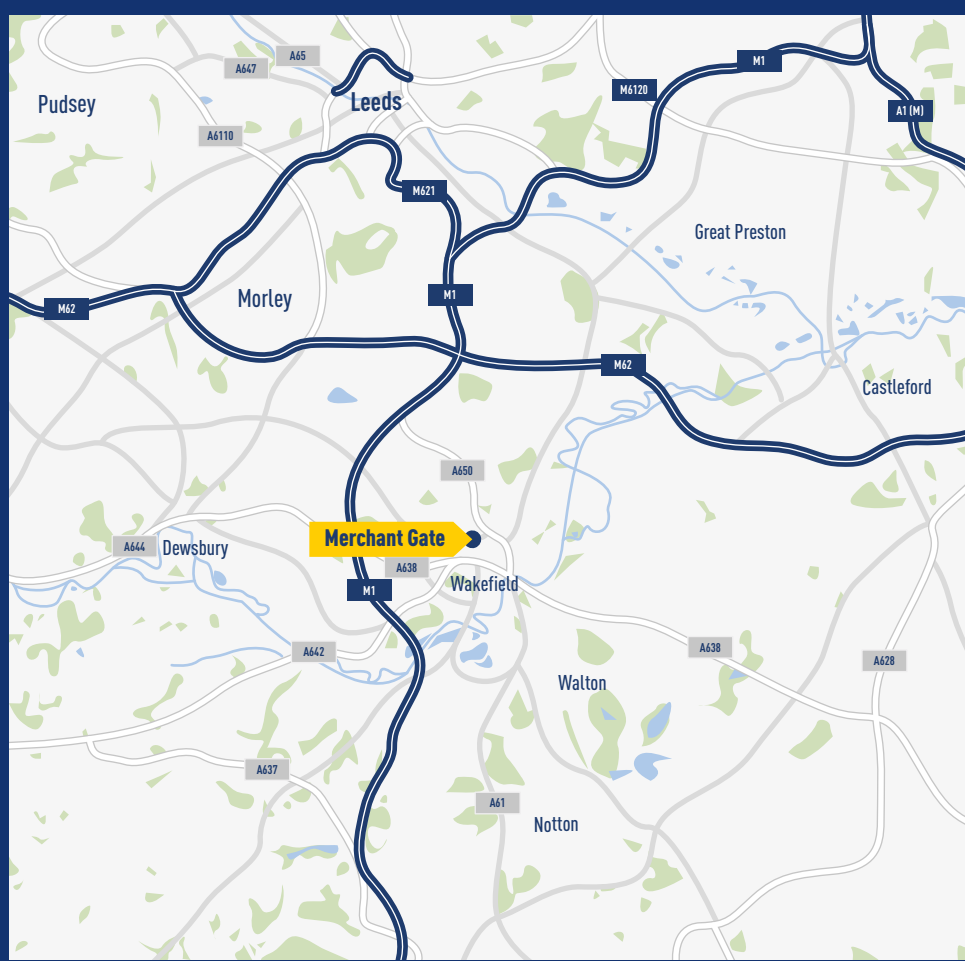
## Description

**This is a ground floor unit with double frontage facing both the Merchant Gate courtyard garden and Drury Lane.**

It is a lofty unit with an internal height of 22'8" (6.90m).

The Gross Internal Area is 3,826 sq. ft. (355.45 sq. m).





## Rates

The unit has not yet been assessed for rating purposes, pending it being occupied.

## Lease and Rent

A new lease is available on terms to be agreed. The rent required is £60,000 (Sixty Thousand Pounds) per annum based on a minimum term of five years.

## Viewing

By arrangement please contact



**Chris Rowlands & Co.**

Tel. 01226 791984

[chris@chrisrowlands.co.uk](mailto:chris@chrisrowlands.co.uk)

### Particulars:

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