



69 Kirkgate, Wakefield, WF1 1HX

**£1,095**



\*\*\*\*\*HALF PRICE RENT FOR 6 MONTHS/INCENTIVES AVAILABLE\*\*\*\*\*

A fantastic opportunity to secure a prime commercial unit in Wakefield city centre. 69 Kirkgate offers approximately 1,722 sq ft of flexible space, ideal for a restaurant, bar, or retail venture. Previously occupied as a fish and chip restaurant, this unit is well-equipped for food and beverage operators but could easily be adapted to suit other commercial uses.

Kirkgate is a key gateway into Wakefield, with a steady flow of foot and vehicle traffic throughout the day. The area continues to see significant investment, attracting a diverse mix of independent businesses, national retailers, and hospitality venues. This presents a rare chance to establish a long-term presence in a thriving commercial district that includes venues such as Wetherspoons, Aya Turkish Bar & Grill.

- 1,722 sq ft Ground Floor Unit
- Extensive frontage
- Suitable for a variety of uses STPP
- UP TO THREE MONTHS RENT FREE PERIOD AVAILABLE
- Prominent location
- Ideal for a restaurant/cafe/takeaway
- Variety of national retail occupiers nearby

