

GROUND FLOOR RETAIL UNIT WITH FIRST FLOOR OFFICES TO LET



Unit 2, 11a Holdsworth House, Wakefield, WF1 2EL

- 1,800 Sq Ft (162.22 Sq M)
- Suitable for a variety of uses
- Convenient trading position
- Practical open plan accommodation
- Well presented
- Shared Wc facilities
- Kitchen facilities



DESCRIPTION

This is a broadly rectangular ground floor retail unit with high quality first floor office accommodation. The property would be ideal for professional and financial services or it would also suit a variety of other uses subject to planning.

LOCATION

The property occupies a very visible location on Wood Street among a wide variety of other users including, The Smokehouse, Qubana Restaurant, Bradleys, Vanilla Bean Cafe, Oliver Dean Hair Salon. This part of the city is very accessible and has the benefit of on street pay and display car parking.



ACCOMODATION

Gross External Frontage	2.72m	(23ft 8in)
Net Internal Width	2.05m	(22ft 2in)
Built Depth	12.00m	(39ft 7in)

Ground Floor Sales	88.3 sq m (951 sq ft)
First Floor Office	79.4 sq m (855 sq ft)
Plus Wc facilities	

LEASE

The property is available by way of a Full Repairing and Insuring Lease for a term to be agreed.

RENTAL

£18,000 per annum

SERVICE CHARGE

A service charge is applicable. Further details upon request.

RATES

The property is currently awaiting assessment. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

EPC

The property is currently awaiting an EPC assessment.



GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated August 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.