

SUPERB MAIN ROAD SHOWROOM & WORKSHOPS TO LET

Vickers
carnley



267 Barnsley Road, Sandal, Wakefield, WF2 6AH

- 13,200 Sq Ft (1,226.26 Sq M)
- Main showroom with offices and staff facilities
- Workshops & garage
- Suitable for a variety of uses
- High profile trading position
- Main road frontage
- Ample on site car parking



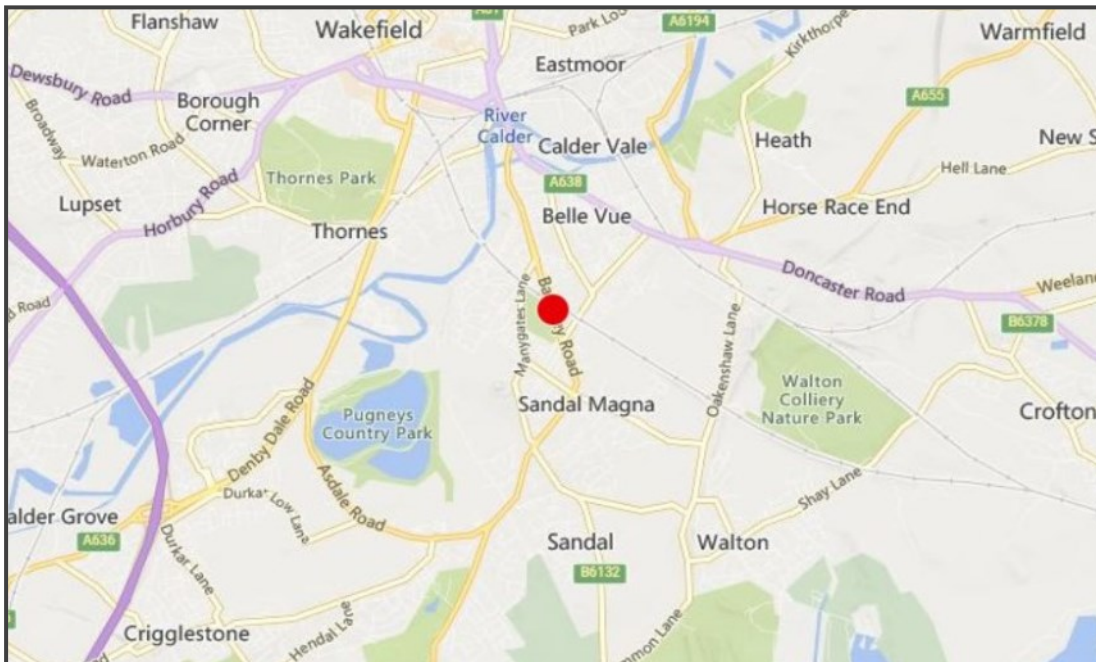
DESCRIPTION

This is a truly unique showroom opportunity situated in a highly visible trading position. This former car showroom could easily be utilised for a number of uses who would enjoy a main road trading position. The site benefits from having extensive on site car parking. The accommodation is broadly divided into a main four car showroom, supporting garaging and workshops plus first floor offices.

There is also the option to rent the additional detached showroom unit located on site which extends to 2,000 sq ft via a separate negotiation.

LOCATION

The site occupies a very prominent and widely known location fronting onto Barnsley Road, less than two miles from the City Centre yet close to excellent residential areas. This ideally is a prior location on the fringe of the City Centre.



ACCOMODATION

Main Showroom- 5,425 sq ft (503 sq m)
Plus first floor office, Wc's & Kitchenette

Workshops - 6,970sq ft (648 sq m)
Plus ancillary first floor storage

RENTAL

£125,000 per annum

LEASE

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

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

The landlord has not elected this property for VAT.

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.