

ENCLOSED YARD SPACE

TO LET

Vickers
carnley



Yard off Leeds Road, Lofthouse, Wakefield, WF3 3LR

- Two enclosed yard spaces
- Approx 1.6 acres
- Ideally located off Leeds Road
- Part hard standing
- May suit a variety of uses
- Additional land available via a separate negotiation.



DESCRIPTION

An opportunity to let two enclosed yards with hard standing extending to approximately 1.6 acres in total located off Leeds Road. The land is split into two sites with a shared access road in between. The land includes power and water.

An additional 1.7 acres is available via a separate negotiation. The land adjoins the yards and is unsur-

LOCATION

The property occupies a very prominent position, off Leeds Road, opposite the Lofthouse Hill Golf Club. The yard is ideally located being convenient for Leeds, Wakefield and the motorway network.



ACCOMODATION

Approx 1.6 acres.

RENTAL

£52,000 per annum plus VAT

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be agreed.

RATES

We understand from the VOA website that the rateable value of one of the yards is £7,200. The other yard is awaiting assessment. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p.

Interested parties are advised to confirm the above figures with the local authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT will be charged in addition at the standard rate.

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.



This photo is of the additional land available via a separate negotiation. The land extends to approximately 1.7 acres and is unsurfaced.

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 created March 2024 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.