

HIGH QUALITY OFFICE
ACCOMMODATION

FOR SALE / TO LET

Vickers
carnley



Woolstapler, 8 Cheapside, Wakefield, WF1 2SD

- 1,430 Sq Ft (132.85 Sq M)
- Over 3 floors plus basement
- City centre location
- Close to public car parks
- Gas central heating
- Exposed roof beams
- Well presented



DESCRIPTION

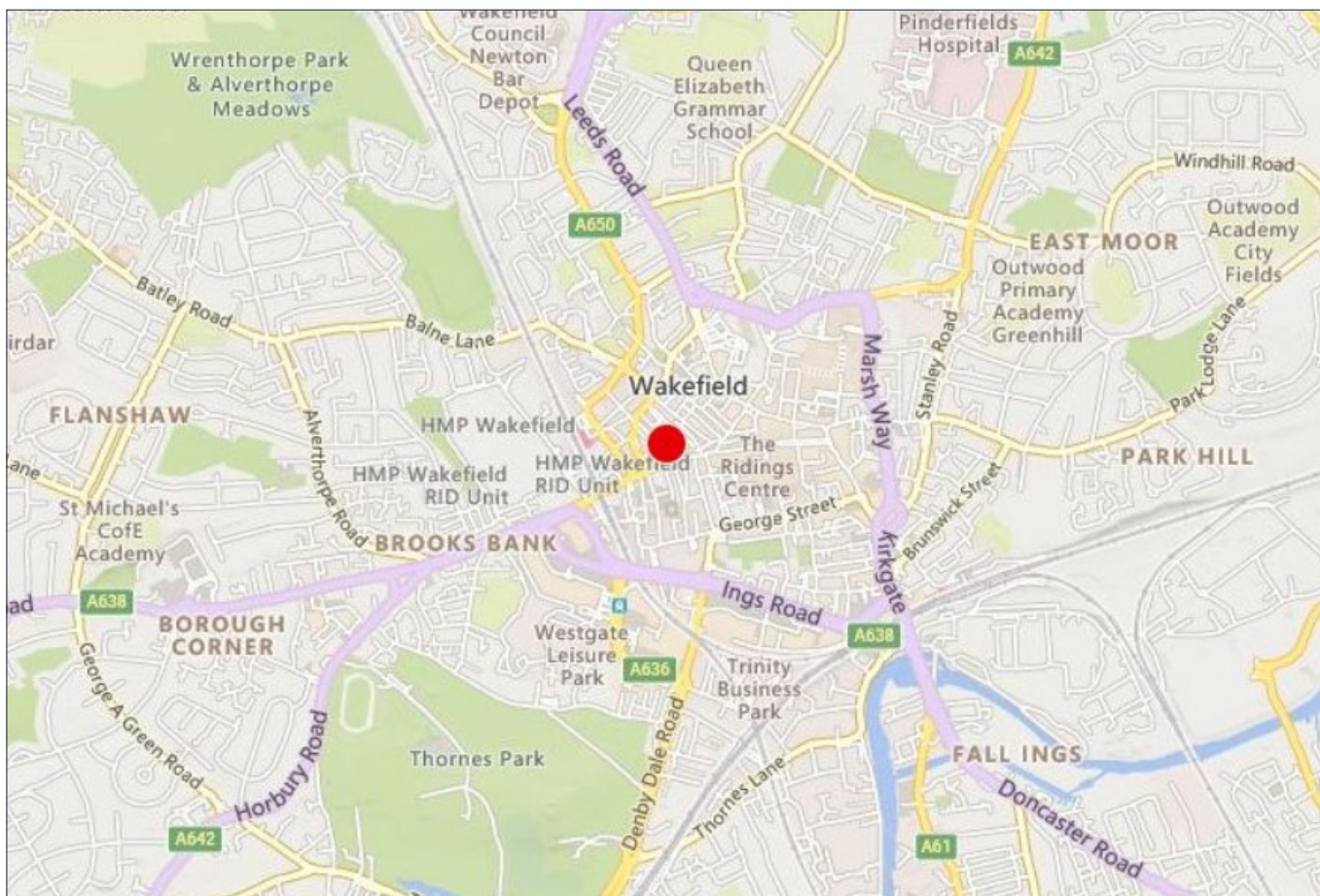
A fully refurbished self-contained office building extending to approximately 1,430 sq ft over 3 floor plus basement, including attractive original features such as exposed beams.

The property includes a reception area, spacious office suites on 3 floors together with a kitchen, WC and storage facilities. The property benefits from gas central heating, security alarm system, suspended ceilings with modular lighting and features a high vaulted ceiling with exposed roof beams to the fully open plan 2nd floor.

The property would be suitable for investment purposes or for an owner occupier and is currently available with vacant possession.

LOCATION

The property is located in Wakefield city centre on Cheapside, in an area popular with legal and professional organisations. There are a number of public car parks nearby and the property is 5 minutes walking distance from Wakefield Westgate railway station.



ACCOMODATION

The property provides approximately a net internal area of 1,430 sq ft



The Woolstapler, Cheapside, Wakefield

RENTAL

£17, 000 per annum

LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be decided.

SALE

£225,000. The property is sold with vacant possession upon completion.

RATES

We understand from the VOA website that the property currently has a rateable value of £6,900. 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

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 created April 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.