

**FULLY LET INDUSTRIAL**  
**FREEHOLD INVESTMENT OPPORTUNITY**  
**14,415 SQ FT (1,339.15 SQ M)**



**42-46 & 50-62 THORNES LANE,  
WAKEFIELD, WF1 5RR**

- Extensive main road frontage
- Located within walking distance to the city centre, Hepworth Galley and Kirkgate train station
- Gross Yield 9%
- Popular trade counter location
- Potential for rental growth
- Reliable income/long term tenants



[vickerscarnley.co.uk](http://vickerscarnley.co.uk)

Crown Court, Wakefield, WF1 2SS

**01924 291500**

## **DESCRIPTION**

This is a unique opportunity to acquire a much sought after commercial centre which is well known locally and has always proved popular with businesses requiring centrally located industrial space on the fringe of the city centre.

The premises comprises of ten industrial units varying in sizes. The majority of tenants have been in situ for many years resulting in a reliable income stream. The site is broadly rectangular in shape with extensive frontage onto Thornes Lane. The units are of an older nature of varying construction dates and styles and are all abutting or adjoining.

Ideally, this would prove attractive to a 'hands on' investor looking to continue this already well-established investment and offers scope to greatly enhance the current rental income.

## **PRICE**

Offers Around £950,000

## **VIEWING**

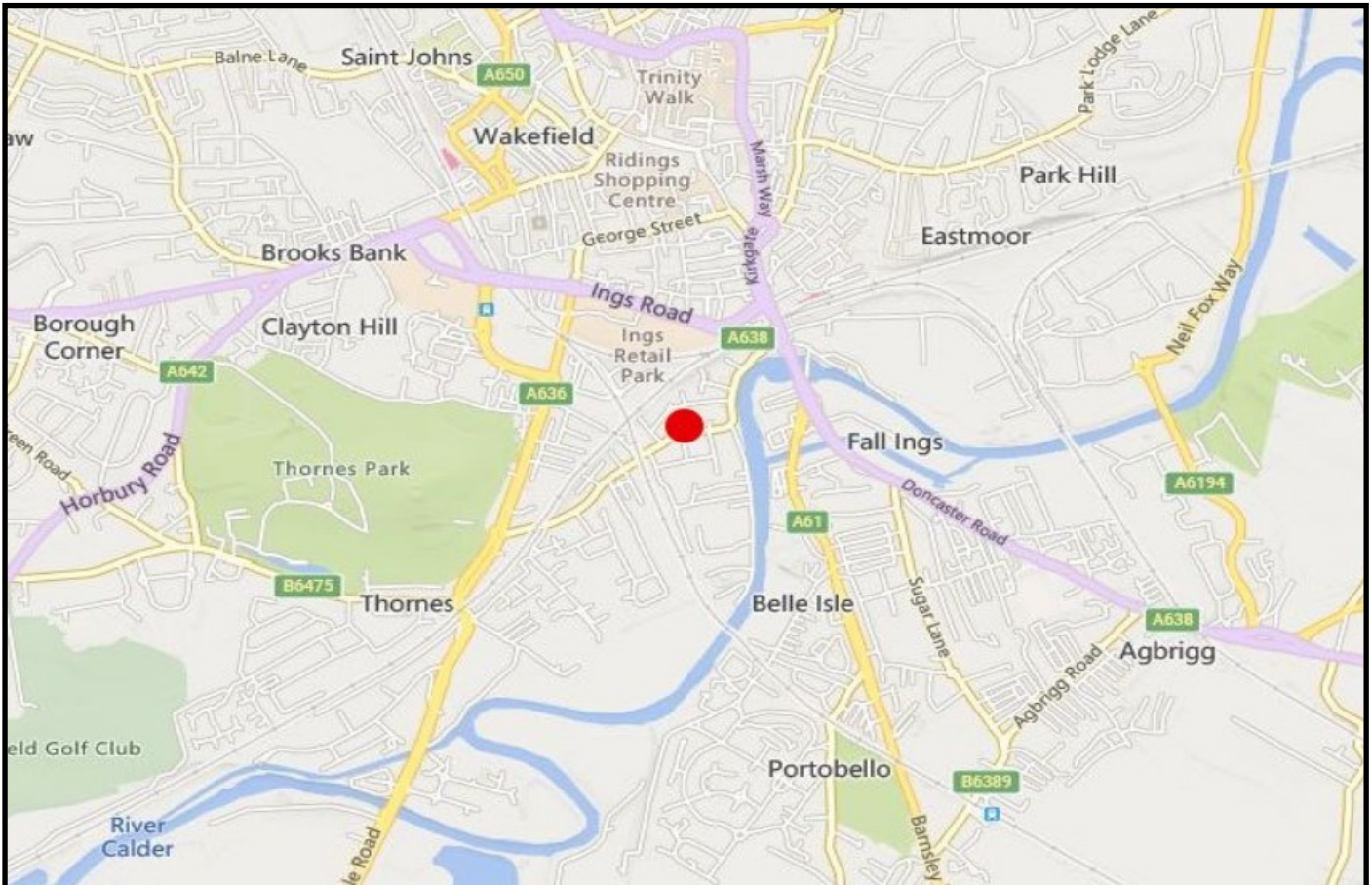
Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.



## LOCATION

The premises fronts onto the busy Thornes Lane located on the fringe of the city centre and convenient for junction 39 and 41 of the M1 motorway. Thornes Lane is a popular industrial and trade area linking Doncaster Road at Chantry Bridge to Denby Dale Road opposite Wakefield Waterfront and the Hepworth Gallery.

The area is home to many trade counter operators including Howdens, Screwfix, Clifton Bathrooms and Kingspan.



## RATES

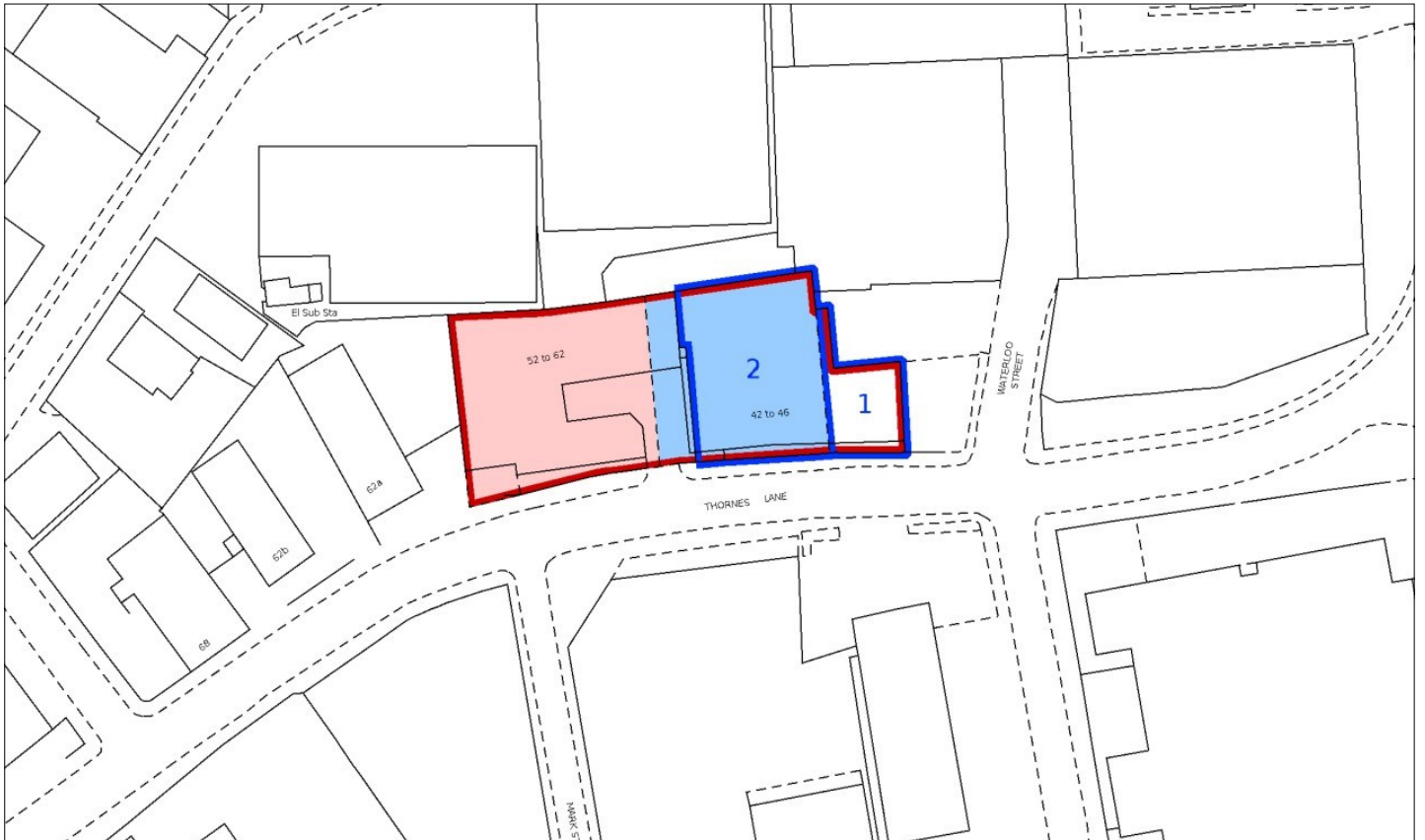
The property is currently split into multiple assessments for business rate purposes.

For further information contact the Wakefield business rates office on 01977 727121.

## VAT

This site is part registered for VAT, Further details will be supplied to the proposed purchaser.

Premises/Tenant	Term	Size (sq ft)	Passing Rent	Rent Review	Rateable Value	Comments
42 Thornes Lane Michael New	From 1st Jan 2017 to 31st Dec 2026	1,627	£11,,500 per annum	n/a	£7,800	No VAT
44 Thornes Lane Counter Corrosion Engineering Ltd	From 1st April 2021 to 31st March 2024	2,152	£12,000 per annum	1st Jan 2024 (£13,500 pa has been proposed.)	£11,000	Plus VAT
46 Thornes Lane Lynn Pullan	From 3rd Jan 2017 to 2nd Jan 2027	3,034	£16,000 per annum	n/a	£9,900	Plus VAT
50 Thornes Lane Stephen Rouse T/A Bromley Garage	From 1st May 2023 to 30th April 2028	617	£4,608 per annum	1st May 2026	50-52 Thornes Lane £5,800	No VAT Law Society Lease Outside of the L & T Act
52 Thornes Lane Stephen Rouse T/A Bromley Garage	From 1st May 2023 to 30th April 2028	573	£4,404 per annum Increasing to £4,584 from 1st May 2024	1st May 2026	50-52 Thornes Lane £5,800	No VAT Law Society Lease Outside of the L & T Act
54 Thornes Lane Dale Smith	From 1st Feb 2023 to 31st Dec 2024	567	£4,325per annum Increasing to £4,600 from 1st July 2024	n/a	54-56 Thornes Lane £6,100	No VAT
56 Thornes Lane Dale Smith	From 1st Feb 2023 to 31st Dec 2024	578	£4,200 per annum. Increasing to £4,450 from 1st July 2024	n/a	54-56 Thornes Lane £6,100	No VAT
58 Thornes Lane Mr V Raynor	From 1st Jan 2022 to 31st Dec 2024	735	£6,750 per annum	n/a	£4,300	No VAT Law Society Lease Outside of the L & T Act
60 Thornes Lane Mr A Smith	From 1st Feb 2023 to 31st Jan 2026	2,346	£10,500 pa £11,500 pa from 1st Feb 2025	n/a	£13,750	Plus VAT
62 Thornes Lane Malud A Ahmed	From 1st Jan 2021 to 31st Dec 2027	2,186	£12,500 pa	n/a	£10,750	No VAT
<b>Total</b>		<b>14,415</b> <b>sq ft</b>	<b>£86,787.00</b>			



## **TENURE**

Our understanding of the extent of the Freehold property is as shown edged in red on the above plan.

## **EPC**

EPC assessments are underway and certificates will be available shortly.

## **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 prepared June 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.