

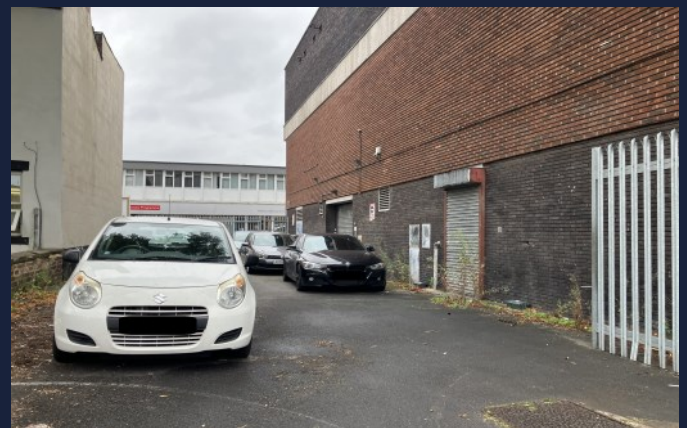
# SUBSTANTIAL LOWER GROUND FLOOR SPACE TO LET

Would suit storage or alternative use



## 45-47 WESTGATE, WAKEFIELD, WF1 1BW

- 12,389 sq ft (1,151.03 Sq M)
- £36,000 per annum
- Located in the heart of Wakefield City Centre
- Rear yard with loading bay
- All inclusive rent
- Kitchen & Wc facilities



## DESCRIPTION

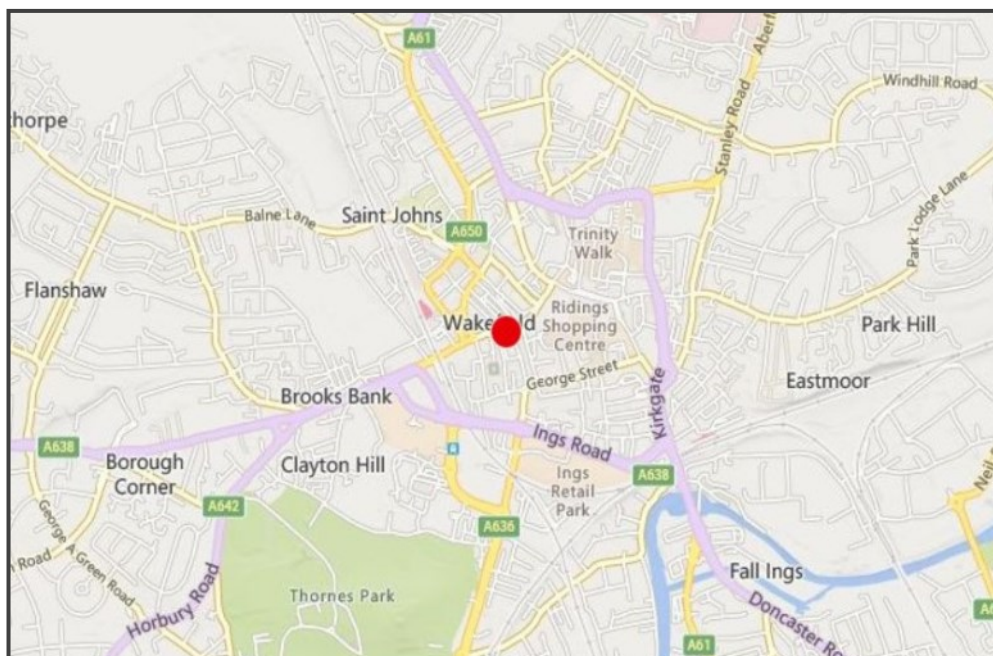
A substantial lower ground floor space which would prove ideal for storage or an alternative use which might include leisure, place of education or worship, clinic or healthcare facility to name but a few.

The space includes open plan areas along with kitchen & Wc facilities, various offices and has the added benefit of a rear secure yard with loading bay.

The rental is all inclusive, including all utilities and business rates.

## LOCATION

The property occupies a very visible and prominent corner position on what is one of Wakefield's main access routes and therefore benefits from both excellent pedestrian and vehicular footfall. Being convenient for both the bus and train station and access to the M1 motorway.



## ACCOMODATION

Lower Ground Floor  
Gross Internal 157'8 sq ft x 87 sq ft  
(Less 1,327 sq ft)

Includes various stores, offices, rear loading area and Wc facilities

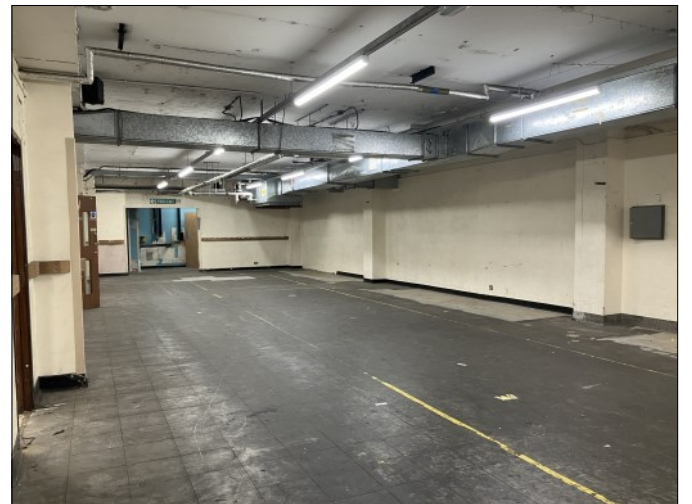
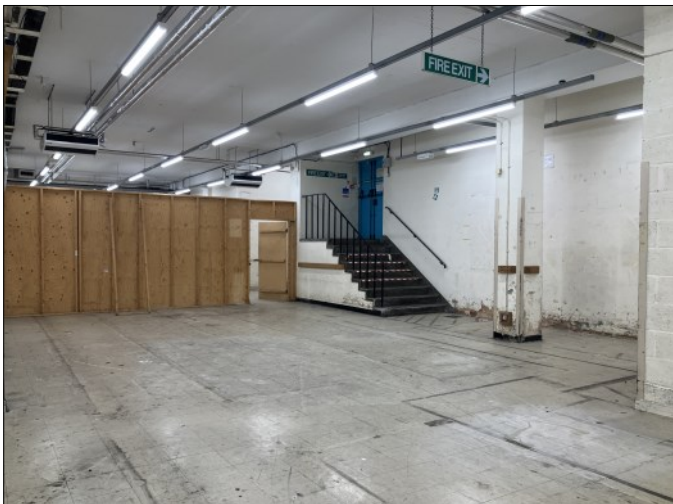
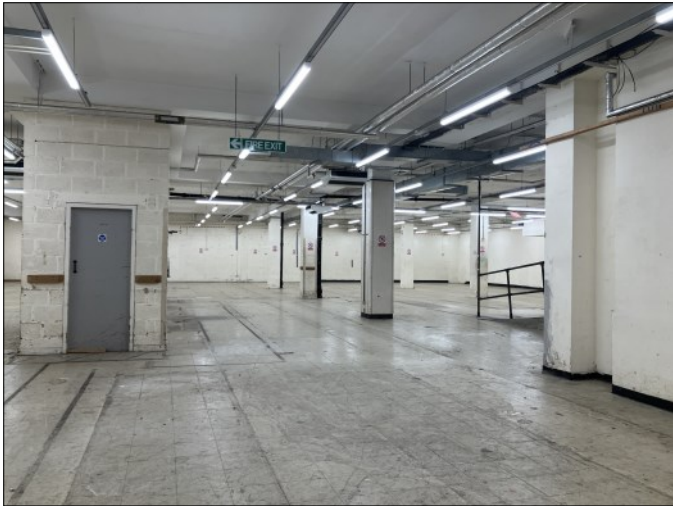
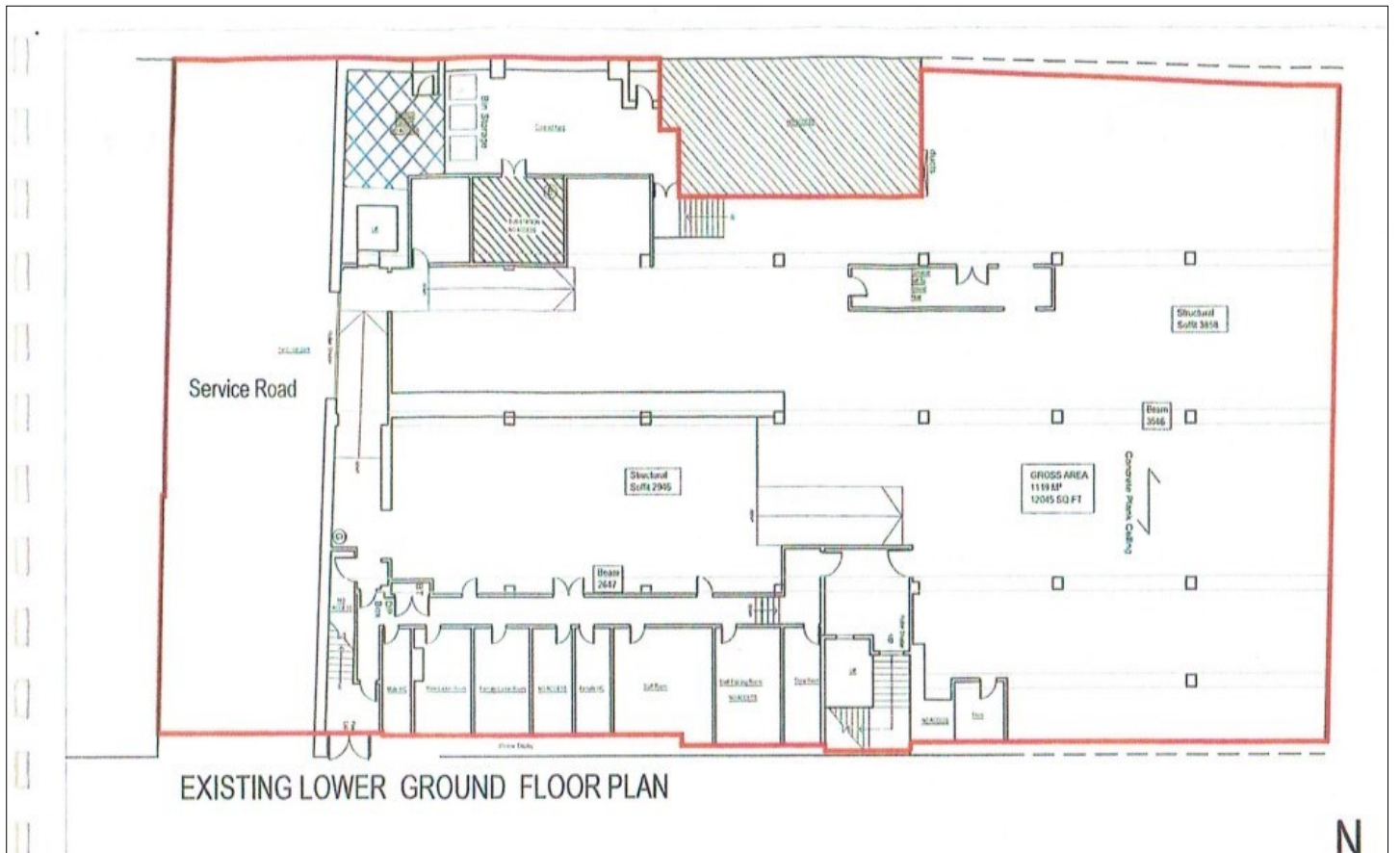
**Net internal area- 12,390 sq ft**

## LEASE

The premises are available by way of an effective Full Repairing and Insuring lease to be outside of the Landlord and Tenant Act 1954.

## RENTAL

£36,000 per annum plus VAT. Inclusive of utilities and business rates.



## RATES

The rates are included within the rental.

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

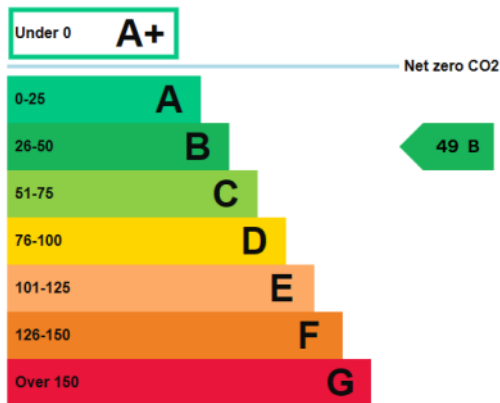
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## 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.

## Energy rating and score

This property's current energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## 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 May 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.