

3 FULLY LET WORKSHOPS, LAND
WITH 5-BED END TERRACED HOUSE
FOR SALE

Vickers
carnley



8-10 Hanover Street, Wakefield, WF2 9BW



- Potential redevelopment site
- Ideal for a variety of uses
- 3 Individual workshop units
- Close to city centre location
- Live and work opportunity

DESCRIPTION

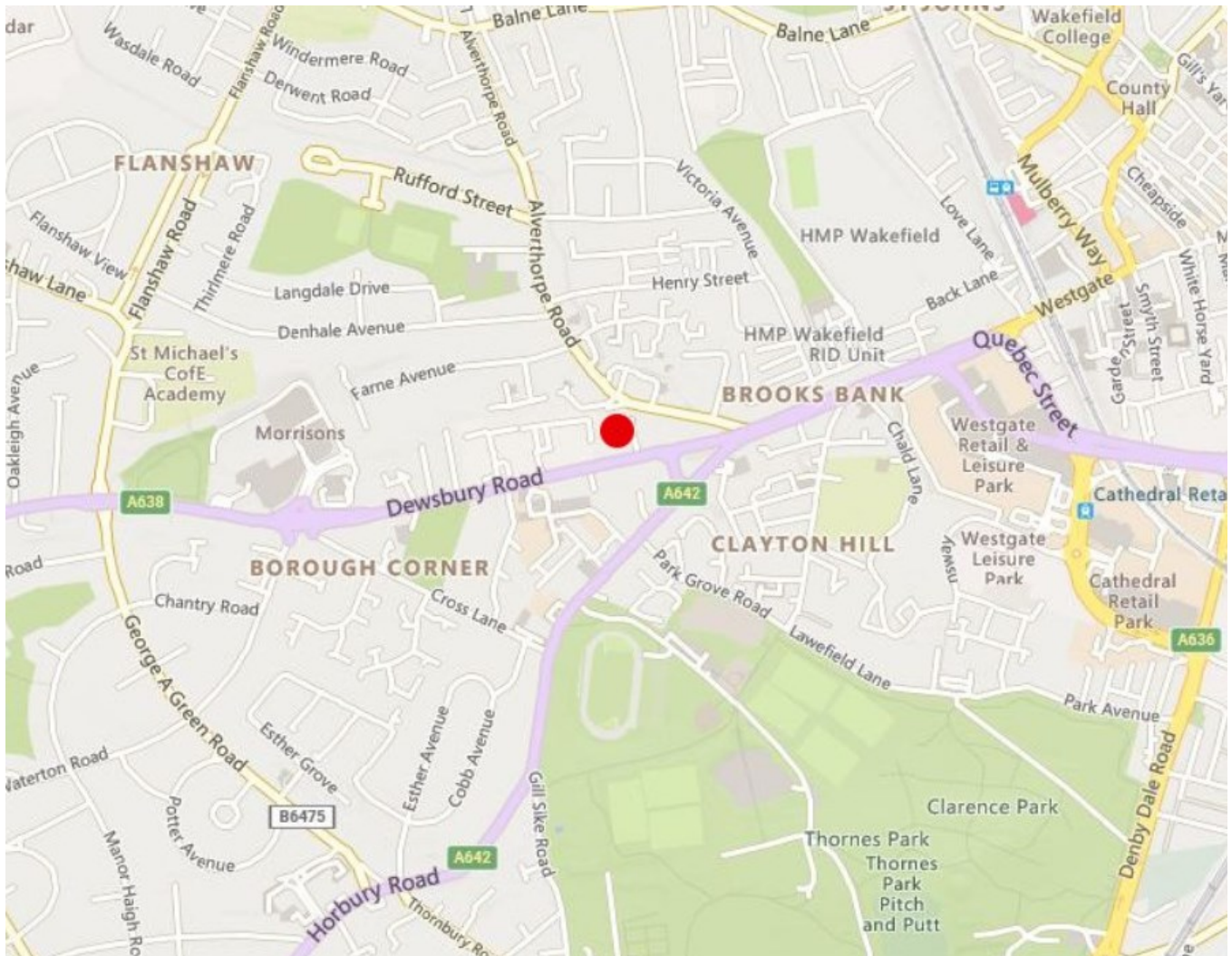
A unique opportunity has arisen to purchase this 5 bedroomed end terraced house with substantial garden to the rear.

The site also includes 3 fully let units/workshops all let on informal agreements. 8 Hanover Street and Unit 2 Hanover Street are let to the same tenant for a joiners workshop. Unit 1 Hanover Street is let to a meat manufacturer who has been in situ for over 30 years. Current rental income is £17,760 per annum.

The house includes 5 spacious bedrooms, fully fitted kitchen, utility office, lounge and stores. The property includes a substantial garden to the rear with potential for development subject to achieving the necessary planning consents.

LOCATION

The property occupies a very convenient position just off Dewsbury Road which is one of the main arterial roads into the city centre leading in from Junction 40 of the M1 Motorway.



ACCOMMODATION

10 Hanover Street (5 bedroomed house)

Utility - 13ft x 12ft = 156 sq ft plus Wc

Kitchen - 29ft 5in x 10ft 3in = 301 sq ft

Office- 11ft 8in x 10ft 10in = 126 sq ft

Lounge- 16ft 6in x 17ft 11in = 296 sq ft

Entrance Hall- 13ft 11in x 15ft 3in = 212 sq ft

Store- 8ft 5in x 19ft 7in = 165 sq ft

Rear Store- 7ft 10in x 18ft 5in = 144 sq ft

Bedroom 1- 13ft 3in x 16ft 11in = 224 sq ft

Bedroom 2 - 11ft 7in x 13ft 3in = 153 sq ft

Bedroom 3- 12ft 2in x 11ft 7in = 140 sq ft

Bedroom 4 - 11ft 8in x 11ft 2in = 130 sq ft

Bedroom 5 - 7ft 7in x 16ft 10in = 128 sq ft

Net internal - 2,175 sq ft plus bathroom

8 Hanover Street-(Adjoining joiners workshop)

17ft 10in x 19ft 6in = 348 sq ft

16ft 4in x 11ft 10in = 193 sq ft

Total gross internal - 541 sq ft

Unit 2 Hanover Street (joiners workshop)

18ft 7in x 43ft 4in = 809 sq ft

17ft 9in x 13ft 7in = 239 sq ft

17ft 8in x 11ft 6in = 203 sq ft

Total gross internal - 1,251 sq ft

Unit 1 Hanover Street (Meat manufacturers)

13ft 3in x 7ft 3in = 96 sq ft

19ft 5in x 13ft 6in = 263 sq ft

12ft x 11ft 4in = 136 sq ft

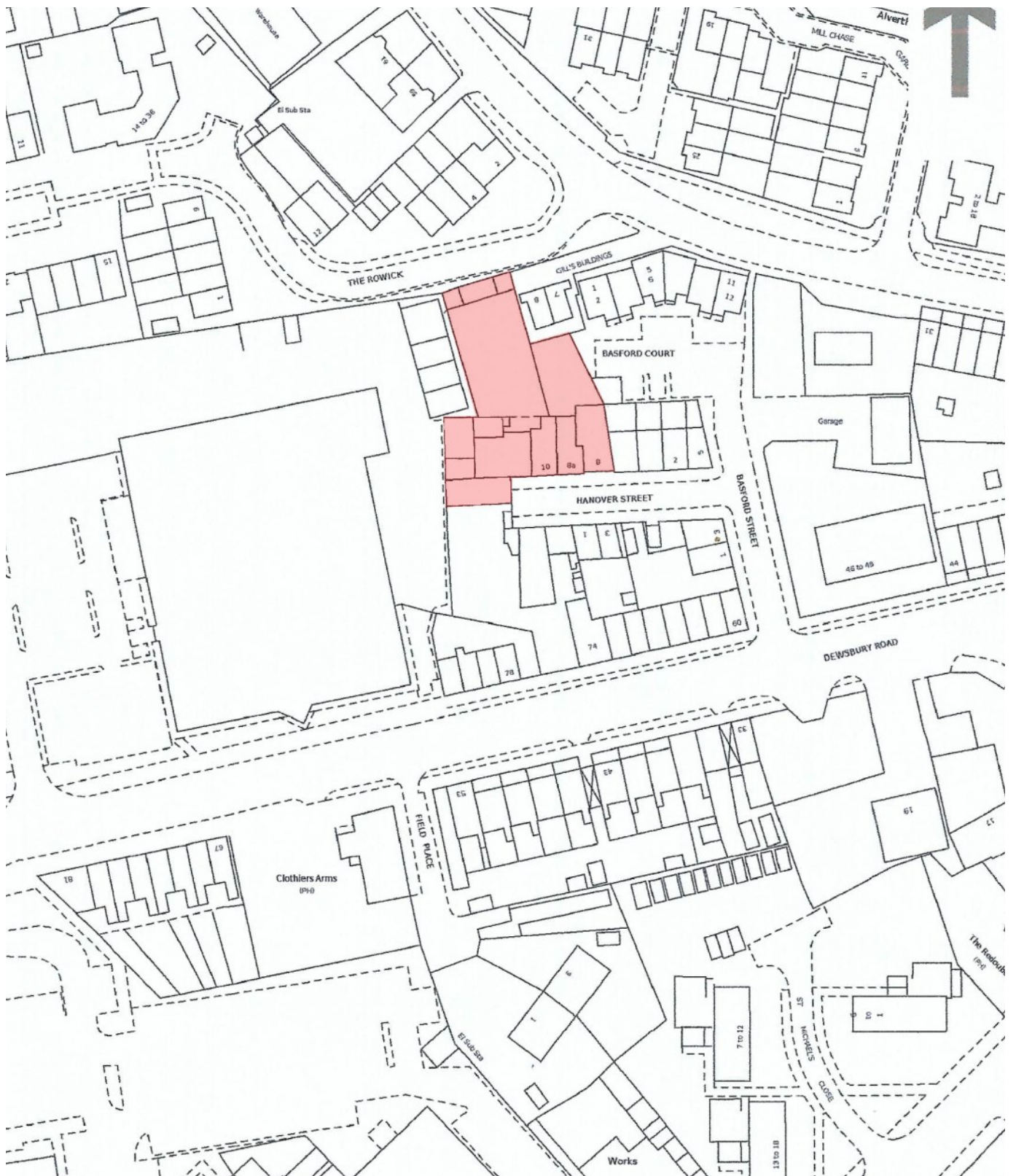
15ft 9in x 11ft 7in = 182 sq ft

Total gross internal - 677 sq ft



SITE PLAN

(FOR LOCATION PURPOSES ONLY)



TENANCY DETAILS

Unit 2 Hanover Street and 8 Hanover Street

Let as a joiners workshop. £800.00 per month for both units inclusive of all bills.

Unit 1 Hanover Street

Machco Ltd. Meat manufacturer. £680.00 per month. Inclusive of all bills.

The landlord currently pays all electricity usage for the house and units.

SUMMARY

PRICE	£395,000
TENURE	Freehold
COUNCIL TAX	Wakefield MDC
RATEABLE VALUE	8 Hanover Street - £6,000 Unit 1, 10 Hanover Street - £3,400 Unit 2, 10 Hanover Street - £7,400
SMALL BUSINESS RATES RELIEF	Applicable.
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment

VIEWINGS & FURTHER ENQUIRIES

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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 or 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 June 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.