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**FOR SALE**

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**Charnock Court, 6 South Parade  
Wakefield WF1 1LR**

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**'Unexpectedly reoffered'  
Grade II Listed Office Building**

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**4,417 Sq Ft  
(410 Sq M)**

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# Charnock Court, 6 South Parade, Wakefield WF1 1LR

## DESCRIPTION

A late 18th century terrace property arranged over 3 upper floors and basement. The red brick, Grade II Listed property retains its original wooden sash windows and pitched slate roof.

Internally the accommodation is divided into small self-contained office suites throughout, being linked by corridors and an impressive staircase.

Externally there is car parking for 12 vehicles to the front of the property and a private, mature garden can be found on the opposite side of South Parade.

Charnock Court affords the following:

- ✓ Original ceiling roses & architraves
- ✓ Gas fired central heating
- ✓ Fluorescent strip & suspended pendant lighting
- ✓ WC facilities to each floor
- ✓ Single glazed wooden sash windows
- ✓ Secure intercom entry system
- ✓ Wrought iron staircase



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Basement	1,114	103
Ground	1,190	111
First	1,307	121
Second	806	75
<b>Total</b>	<b>4,417</b>	<b>410</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

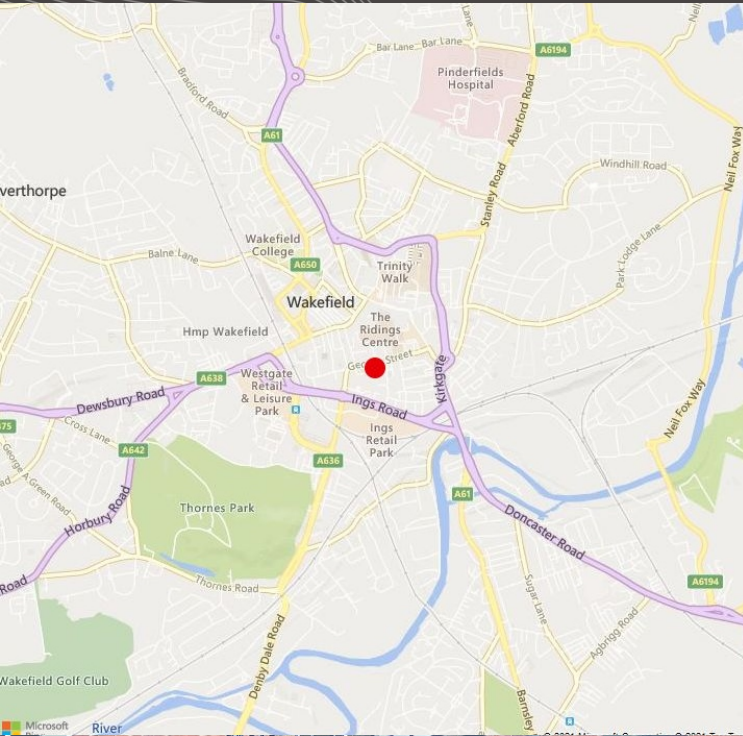
The property is available Freehold with Vacant Possession for offers in excess of £450,000.

## PLANNING

The property benefits from change of use under application - 22/01024/LBC, from office to dwelling house including external and internal alterations



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## LOCATION

Charnock Court is located mid-way along South Parade, accessed off George Street, a short distance from Wakefield city centre. Being a late 18th Century terrace, South Parade offers a mixture of office and residential uses, with the remainder of the area being largely mixed-use.

The property is situated almost equidistant to Wakefield Westgate & Kirkgate Stations.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Matthew Procter**  
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