



Unit 2, 11A Wood Street, Wakefield WF1 2EL

TO LET

Ground Floor Retail Unit with First Floor
Offices

1,800 Sq Ft
(167 Sq M)

DESCRIPTION

This is a broadly rectangular ground floor unit with high quality first floor office accommodation. The property would be ideal for both professional and financial services or it would also suit a variety of other uses subject to planning permission.

- ✓ Suitable for a variety of uses
- ✓ Convenient trading position
- ✓ Practical open plan accommodation
- ✓ Well presented
- ✓ Shared WC facilities
- ✓ Kitchen facilities

LOCATION

The property occupies a very visible location on Wood Street among a wide variety of other users including The Smokehouse, Qubana Restaurant, Bradleys, Vanilla Bean Cafe, Oliver Dean Hair & Beauty.

This part of the city centre is very accessible and also has the benefit of on street pay and display parking.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Sales	951	88
First Floor Office	855	79
Total	1,800	167

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.

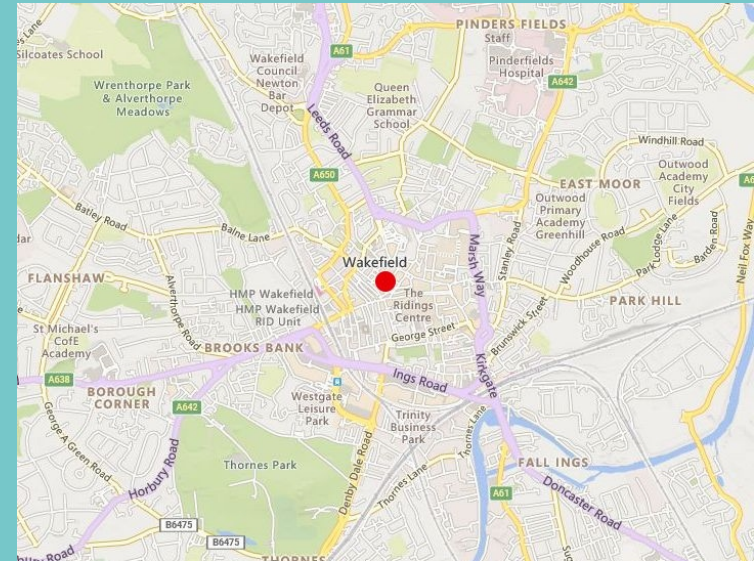
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.vo.a.gov.uk.

TERMS

The property is available by way of a Full Repairing & Insuring (FRI) lease for a term to be agreed.

EPC The property has an EPC rating of D (78).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Matthew Procter
0113 887 6708
mprocter@lsh.co.uk

Grace King
0113 887 6706
gking@lsh.co.uk