

FOR SALE

**34 SMYTH STREET
WAKEFIELD
WF1 1ED**

- OFFICE/RETAIL UNIT
- CITY CENTRE LOCATION
- 3,149 SQ FT (292.56 SQ M)
- EXCELLENT QUALITY ACCOMMODATION



FOR SALE

34 Smyth Street,
Wakefield WF1 1ED

- OFFICE/RETAIL UNIT
- CITY CENTRE LOCATION
- 3,149 SQ FT (292.56 SQ M)
- EXCELLENT QUALITY ACCOMMODATION

Location

The property is conveniently located in the city centre of Wakefield occupying a position on Smyth Street, a short distance from Westgate.

The surrounding area is of mixed commercial use with properties being occupied for a variety of retail, office, hospitality and leisure uses.

There are numerous car parks situated within the immediate vicinity of the property.

Description

The property comprises an office/retail unit offering excellent quality accommodation over ground floor and mezzanine levels.

To the ground floor is an entrance vestibule, large open plan office, meeting room, kitchen, store room and staff toilet. At mezzanine level is an open office and further toilet facilities.

Accommodation

The approximate net internal floor areas of the property are:		
	Sq M	Sq Ft
Main Office	178.26	1,919
Meeting Room	21.75	234
Kitchen	16.46	177
Store Room	10.63	114
Mezzanine Office	65.46	705
Total NIA	292.56	3,149

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Outgoings

Under the 2023 Rating List the property has an entry as 'Offices and premises' with a rateable value of £23,500.

EPC

The Energy Performance Assessment Rating of the property is Band D (88).



Terms

The property is available freehold with vacant possession.

Price

**Offers invited in the region of
£375,000.**

Viewing

For further information and viewing arrangements, please contact:

Paul Diakiw

0113 848 0000
paul.diakiw@walkersingleton.co.uk

Fortune Nguwo

0113 848 0000
paul.diakiw@walkersingleton.co.uk

Ref: 45917
Mar-24



No.1 Aire Street, Leeds LS1 4PR

Walker Singleton is the trading name of Walker Singleton (Commercial) Limited. Walker Singleton (Commercial) Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Walker Singleton (Commercial) Limited, has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT.