Walker Singleton Chartered Surveyors

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**



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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
178.26	1,919
21.75	234
16.46	177
10.63	114
65.46	705
292.56	3,149
	Sq M 178.26 21.75 16.46 10.63 65.46

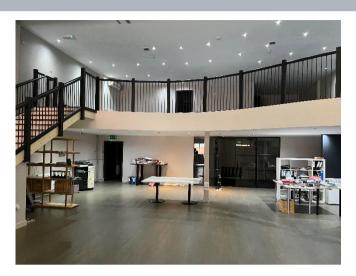
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

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:

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