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Sun	By Appointment

We are also available for out of hours appointments.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential & commercial sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

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Telephone: 01132370999 Email: peter@stoneacreproperties.co.uk

BUY SELL RENT MANAGEMENT FINANCE LEGAL

www.stoneacreproperties.co.uk

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Leeds City Council

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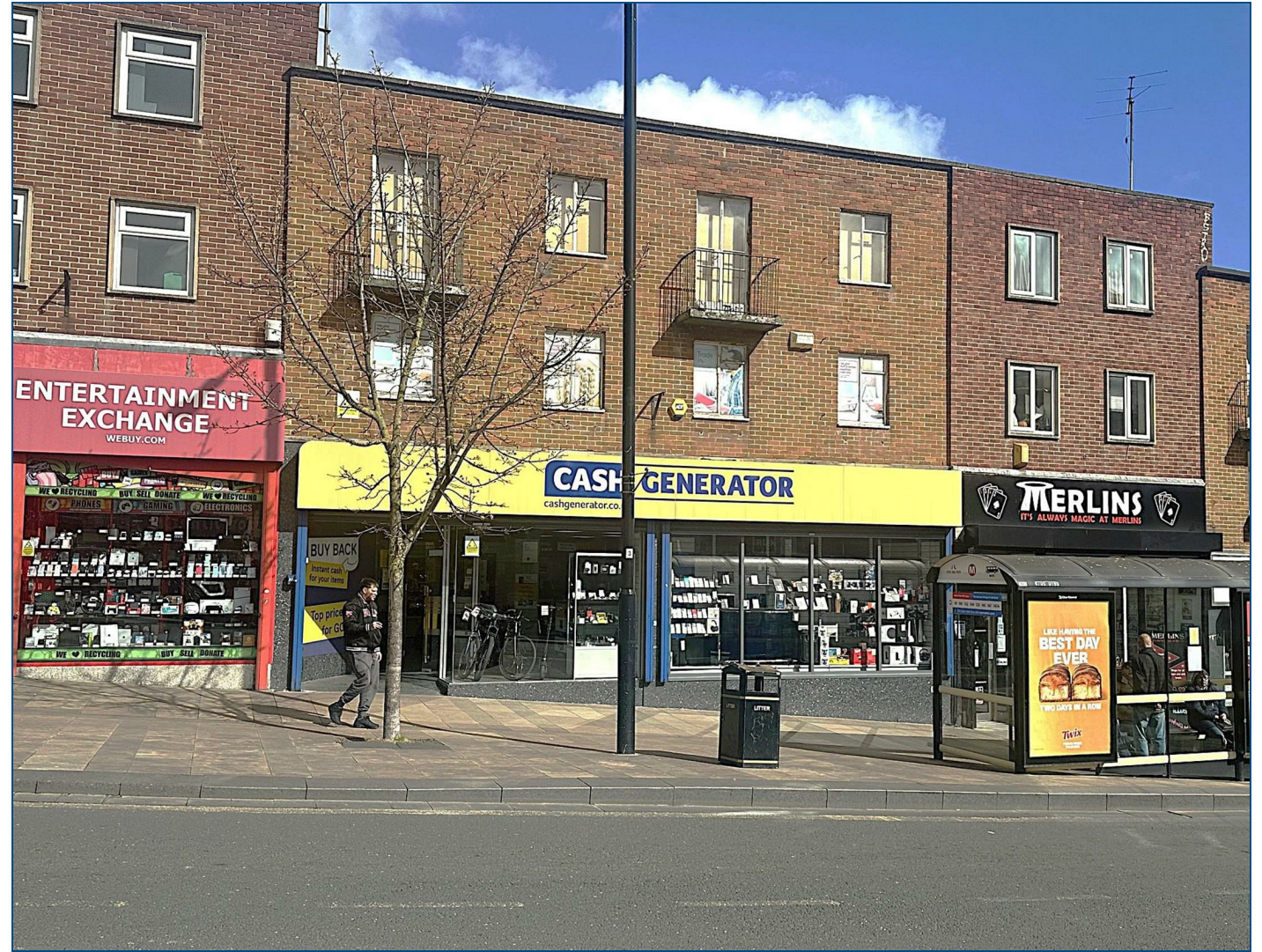


Stoneacre
COMMERCIAL

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14, The Springs, Wakefield, WF1 1QE

Offers Over £395,000

DEVELOPMENT POTENTIAL

3 storey property offering 4400 sq ft occupying a very visible trading position on The Springs, Central Wakefield close to both Trinity Walk and The Ridings Shopping Centres. Other nearby traders include Warren James, Nationwide and Cooplands and is a short walk to M&S and Boots.

- 4,400 sq ft
- 3 Floors
- Development Potential
- Vacant Possession

LOCATION

The property occupies a very visible trading position on The Springs, Central Wakefield set amongst many shops offices & eateries. This area has been greatly enhanced by the opening of the adjacent Trinity Walk Shopping Centre and benefits from an increased foot flow to and from the Ridings Shopping Centre. Other nearby traders include Warren James, Nationwide and Coooplands and is a short walk to M&S and Boots.

DESCRIPTION

The property offers 3 storey accommodation and is currently configured as ground floor retail accommodation and ancillary storage to the 2 upper floors.

Development of the 2 upper floors can be achieved by creating stairs access from the frontage to the 1st & 2nd floor which could be used as office or residential accommodation under Permitted Development Rights or possible Planning.

ACCOMMODATION

The property provides the following accommodation:-

- Ground floor Zone A 61.4 m2 661 sq ft
- Ground floor Zone B 61.3 m2 660 sq ft
- Ground floor Zone C 58.9 m2 631 sq ft
- Ground floor remaining 57.10 m2 613 sq ft
- First Floor 7.6 m2 835 sq ft
- Second Floor 64.10 m2 689 sq ft

TOTAL 308.4 m2 4,093 sq ft

TERMS

Freehold For Sale
Offers in excess of £395,000
VAT is not applicable on the sale

The property is offered with Vacant Possession.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-
6012-9967-7727-9475-4433

Rating D93

This can be viewed on www.gov.uk/find-energy-certificate



BUSINESS RATES

According to the Valuation Office Agency website, this property has a current ratable value of £22,500

Interested parties are advised to make their own enquiries in this respect.

VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

MISREPRESENTATION ACT

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MISDESCRIPTIONS ACT 1991

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ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

Details prepared April 2025

