



£170,000

TENURE : FREEHOLD

Rishworth Street, WF1 3BY

Bedrooms : 0

Bathrooms : 1

Reception Rooms : 4

Prime Wakefield City Centre location

Four existing office suites

Full planning permission for two one-bedroom apartments

Excellent investment or development opportunity

Suitable for owner-occupiers or developers

Kitchen

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are delighted to present this substantial commercial terrace property, ideally positioned in the heart of Wakefield City Centre. Currently configured as four separate office suites, the property offers an outstanding opportunity for investors, developers and owner-occupiers alike. A major feature of this property is that full planning permission has been granted by Wakefield Council for conversion into two self-contained one-bedroom apartments, creating an excellent residential development opportunity in a highly sought-after city centre location where significant regeneration and numerous new residential developments have taken place. The property also benefits from a kitchen, bathroom facilities, useful cellar storage and convenient pay-and-display parking directly outside.

Accommodation

Entrance Hall

A welcoming entrance hall with staircase leading to the first floor, access to the cellar and a secondary hallway leading to the rear external door.

Main Office

23'5" x 13'5" (7.15m x 4.09m)

Occupying the full depth of the property, this impressive office provides an excellent working environment with windows to both the front and rear elevations, fitted storage cupboards and two radiators.

Kitchen

5'7" x 4'8" (1.71m x 1.42m)

Fitted with a range of wall and base units, complementary work surfaces, stainless steel sink with mixer tap and drainer, space for an under-counter fridge and housing the combination boiler. Rear-facing window.

Cellar

15'0" x 12'7" (4.58m x 3.84m)

A generous cellar providing valuable storage space.

First Floor Landing

A spacious landing gives access to three further offices and the bathroom.

Front Office

12'4" x 11'11" (3.75m x 3.64m)

A bright and spacious office overlooking the front elevation with radiator.

Rear Office

13'6" x 11'1" (4.12m x 3.38m)

Another well-proportioned office enjoying views to the rear and benefiting from a radiator.

Office / Store Room

A versatile room ideal as a private office, meeting room or additional storage.

Bathroom

5'10" x 4'5" (1.78m x 1.34m)

Comprising a low flush WC, pedestal wash basin, radiator and obscure glazed rear window.

Outside

The property occupies a prominent position on Rishworth Street, surrounded by a variety of established professional businesses including accountants, dentists and estate agents. Its central location places a wealth of amenities, transport links, shopping and leisure facilities within easy walking distance, further enhancing its appeal for both commercial and residential use.

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Planning Permission

Full Planning Permission has been granted by Wakefield Council under application 24/00440/FUL for the conversion of the existing commercial premises into two self-contained one-bedroom apartments, together with associated external alterations.

This provides purchasers with an excellent opportunity to undertake a residential conversion in one of Wakefield's increasingly popular city centre locations, with planning already secured.

Prospective purchasers should satisfy themselves regarding the planning conditions and implementation period by reviewing the full planning documentation.

Business Rates

The current Rateable Value (effective from 1 April 2026) is £8,400.

Please note this is not the amount payable in business rates or rent. Business rates are calculated by the local authority using the rateable value together with the relevant multiplier and any applicable reliefs.

Tenure

Freehold

EPC Rating: E

Please contact us for further details of the full EPC

Tenure: Freehold

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: N/A

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions Granted as per notes above.

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

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Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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Cellar
Approximate Floor Area
286 sq. ft.
(26.6 sq. m.)

Ground Floor
Approximate Floor Area
447 sq. ft.
(41.5 sq. m.)

First Floor
Approximate Floor Area
447 sq. ft.
(41.5 sq. m.)

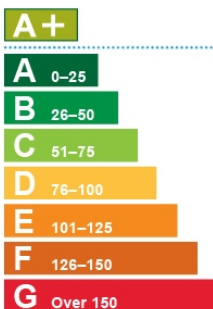


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Asset Rating

More energy efficient



127 This is how energy efficient the building is.

Less energy efficient

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