

# STUDIO / LEISURE SPACE TO LET ON FLEXIBLE ALL INCLUSIVE TERMS



**The Annex, 2 Navigation Walk, Wakefield, WF1 5RH**

- 702 sq ft / 65 sq m
- Ideal for a variety of uses
- May suit health & well being operator
- Open plan space
- Situated in one of Wakefield's most sought after destinations



## DESCRIPTION

This is a very flexible studio space adjoining a renowned photography studio. The accommodation is broadly open plan with a kitchen off. This space offers many possibilities and would prove an ideal home for many businesses seeking either a creative space, or in fact a modern environment for health, fitness or beauty type operators.

## LOCATION

The property forms part for what is now becoming the much sought after waterfront area of Wakefield. Both the Hepworth Gallery and the impressive Tileyard (North) development are within a few minutes walk.

Wakefield is situated at the heart of Yorkshire's motorway network, with the M62 and the M1 on the doorstep and three motorway junctions serving the city. Wakefield Kirkgate railway station is just a few minutes walk away with direct trains to London Kings Cross.



## RENTAL

£10,000 per annum all inclusive of normal business outgoings (except telecommunications)

## LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be decided.

## ACCOMODATION

36ft 8in x 19ft 2in = **702 sq ft (65 sq m)**

## RATES

We understand from the VOA website that the property is currently £8,900 from the 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

## LEGAL COSTS

Each party is responsible for their own legal costs.



## VAT

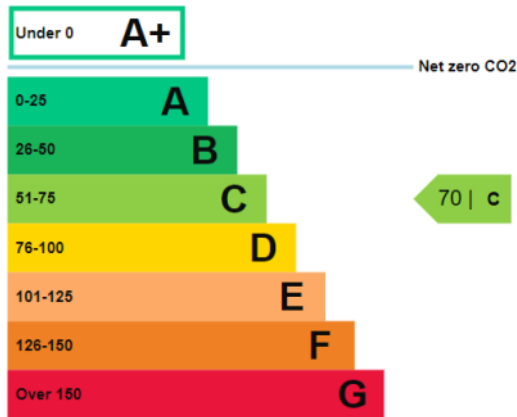
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

## VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

# Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

## GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated January 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.