

# OFFICE PREMISES FREEHOLD FOR SALE



Unit A, Tadman Street, Wakefield, WF1 5QU

- 3,470 sq ft / 322 sq m
- Sought after location
- Substantial car park with development potential
- Ideal for a variety of uses
- Convenient for city centre and M1



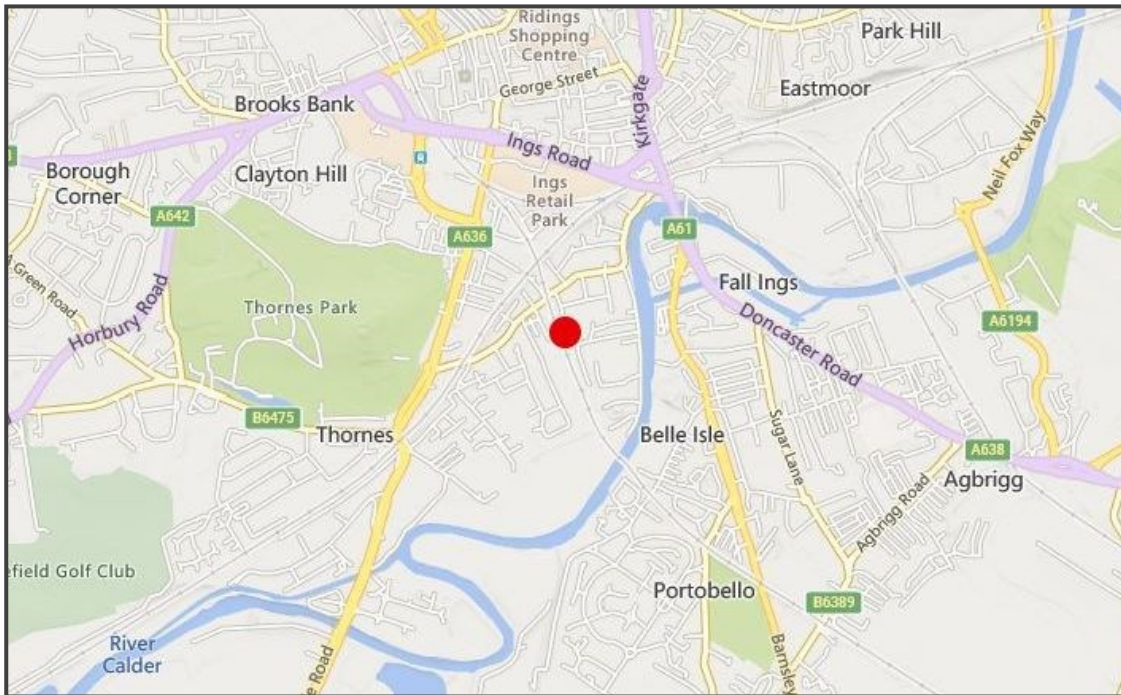
## DESCRIPTION

This former warehouse property has been converted into very functional offices by the current owners. This open plan space could easily be adapted to create numerous uses, subject to gaining the necessary planning consent. The accomodation is well presented being fully carpeted, having suspended ceilings and benefits from having kitchen and Wc facilities.

Externally, the site has very generous car parking, which again could be redeveloped subject to planning.

## LOCATION

The site occupies a very convenient and prominent location fronting onto Thornes Lane on it's junction with Tadman Street. The Thornes industrial area is a much sought after commercial location due to it's accessibility to both the City centre and the M1 Motorway and is within walking distance of many of the cities out of town retailers. Other nearby occupiers Edmundson Electrical, Buildbase, Screwfix and Wakefield Hospice Depot.



## ACCOMODATION

Open plan - 58ft 8in x 59ft 2in = 3,740 sq ft  
Plus entrance foyer

**Total area = 3,740 sq ft (Includes Kitchen and Wc facilities)**



## SALE PRICE

£495,000

## RATES

We understand from the VOA website that the property has a rateable value of £20,500 from 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

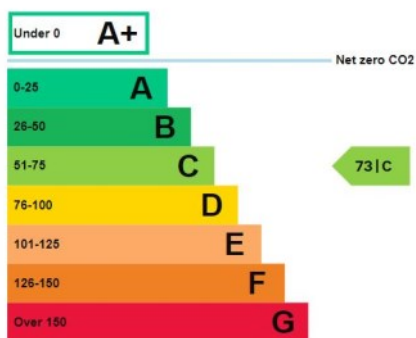
All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

## 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 April 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.