

# PROMINENT SHOWROOM/RETAIL UNIT TO LET

**Vickers**  
carnley



64-66 HORBURY ROAD, WAKEFIELD, WF2 8TU

- 2,139 Sq Ft (198.71 Sq M)
- Suitable for a variety of uses
- Convenient trading position
- Substantial ground floor retail area
- Rear loading bay
- FF retail & office space
- Wc facilities
- Excellent main road position



## DESCRIPTION

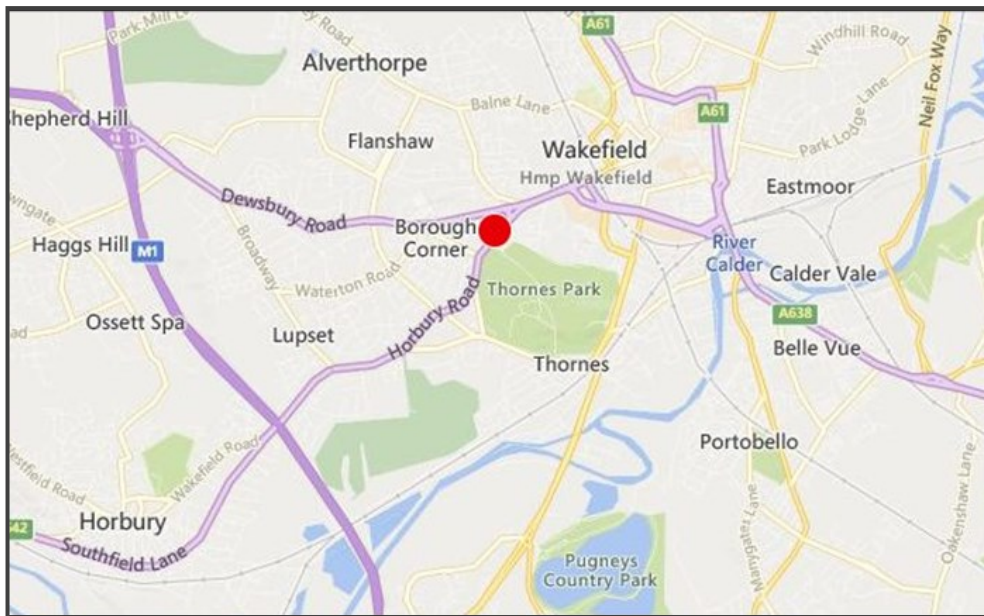
This is a very prominent showroom/retail unit which is situated on a corner position on Horbury Road which is one of the main routes to Wakefield city centre.

The accommodation offers 2 main retail areas on the ground floor with a kitchen and office to the rear and a further retail area to the first floor with private office and wc facilities. The property also has the benefit of a rear loading bay with dual access directly into the ground floor retail area.

This property is ideally suited for a variety of retail, food or showroom type users.

## LOCATION

The property occupies a very visible position on Horbury Road which is one of the main roads in and out of Wakefield. This area is very popular with a number of local and national operators including Co-op Funeral Services, Pizza Hut and the Asda Supermarket.



## ACCOMMODATION

Ground Floor:

Main retail area - 30ft 11in x 24ft 4in = 752 sq ft

Office- 8ft 11in x 15ft 2in = 135 sq ft

Store- 12ft 2in x 6ft 7in = 80 sq ft

Loading Bay - 10ft x 18ft = 180 sq ft

Ground floor- 1,147 sq ft

Plus kitchenette

First Floor:

Retail area - 37ft 8in x 17ft 4in = 653 sq ft (Less 4ft 3in x 15ft 2in) = 589 sq ft

Inner hallway/staff area- 15ft 5in x 7ft 3in = 112 sq ft

Staff Area/Office- 18ft 2in x 16ft (Includes Wc) = 291 sq ft

First floor - 992 sq ft



## RENTAL

£16,000 per annum

## LEASE

The property is available by way of a Full Repairing and Insuring Lease for a term to be agreed.

## RATES

We understand from the VOA website that the current rateable value of the property is £13,000. 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.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

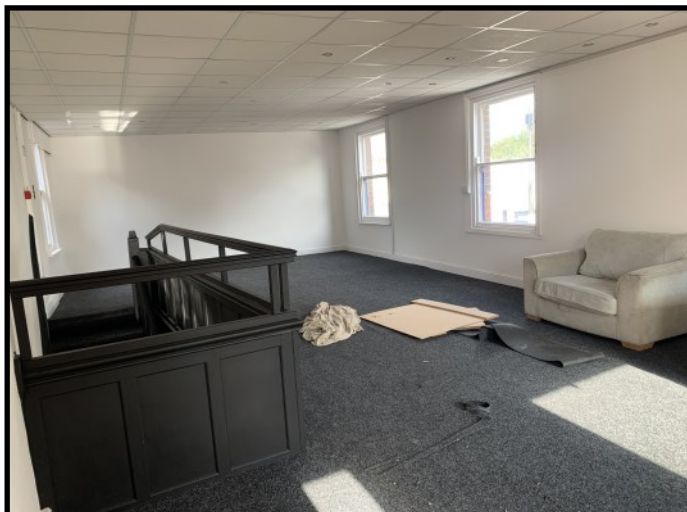
The Landlord has not elected to register this property for VAT.

## VIEWING

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

## EPC

The property is currently awaiting an EPC assessment.



### 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 September 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.