

FORMER HAIR SALON TO LET



26 Wood Street, Wakefield, WF1 2ED

- 811 sq ft (75 sq m)
- Part furnished
- May suit a variety of users
- Ready for immediate occupation
- Excellent trading location
- Wc and kitchen facilities

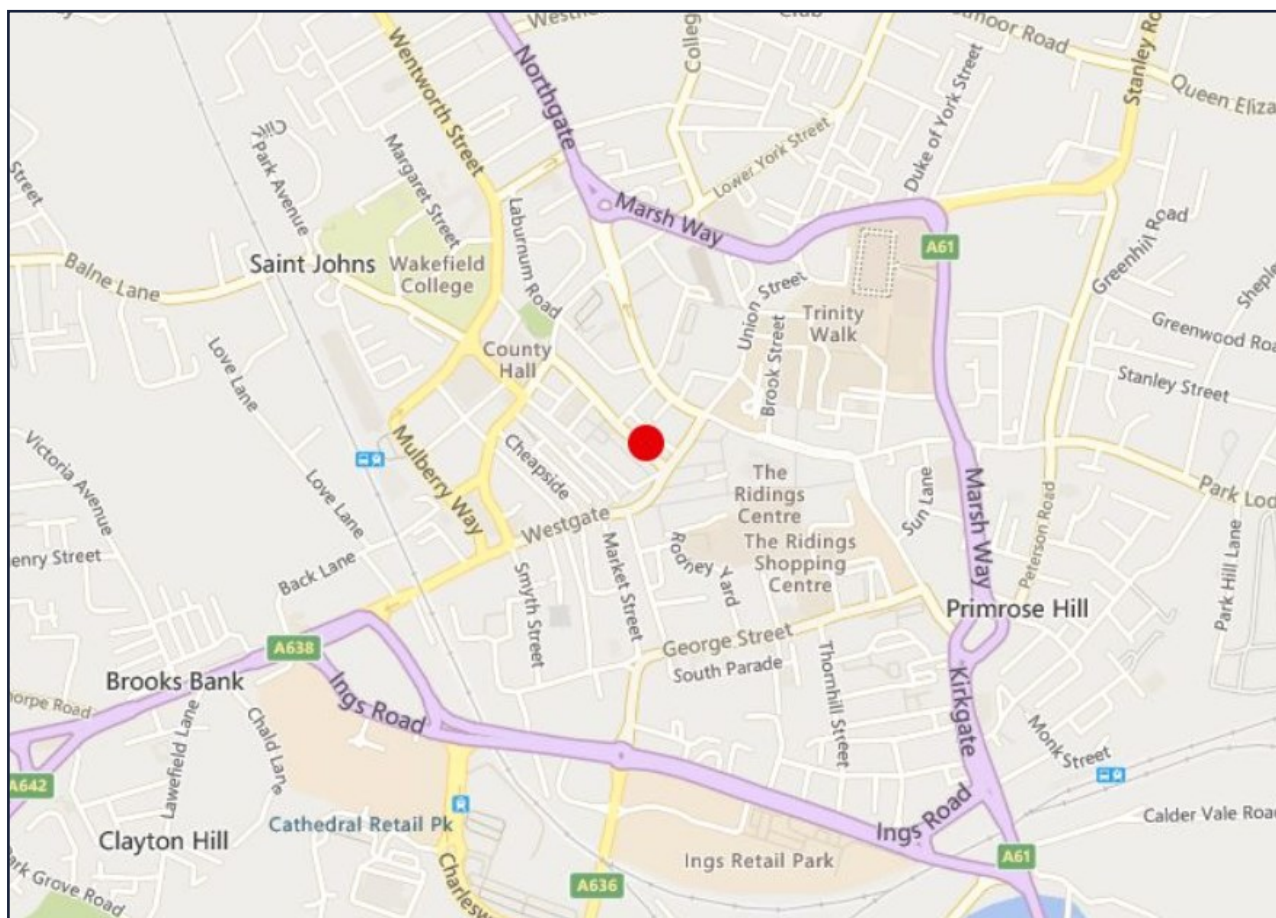


DESCRIPTION

An excellent opportunity to acquire a part furnished former hair salon. The premises are well presented throughout and features 6 work stations with mirrors, vanity units and chairs. In addition, the premises benefit from having a tiled ceramic floor and recently installed suspended ceiling with modern light boxes. To the rear of the property, there is an additional room which could be used for nails/beauty treatments. A kitchenette and Wc facilities are also provided for. The property is fully alarmed. Externally, there is a retractable canopy.

LOCATION

The property occupies a very visible trading position on Wood Street adjoining Vanilla Bean coffee shop and close to several other popular eateries. Wood Street benefits from having on street car parking and several large car parks which are all located within a few minutes walk. This area of the city is widely regarded as an up and coming location which will only improve in future years.



ACCOMODATION

- Main retail area - 17ft 6in x 40ft 4in = 706 sq ft
- Treatment room - 5ft 10in x 5ft = 29 sq ft
- Utility area - 5ft 8in x 6ft 8in = 38 sq ft
- Kitchenette - 5ft 6in x 6ft 10in = 38 sq ft

Total = 811 sq ft (Includes Wc facilities)

LEASE

The premises are available by way of a Full Repairing and Insuring lease for a term to be decided.

RENTAL

£13,000 per annum

RATES

We understand from the VOA website that the property is currently £10,000. 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.

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

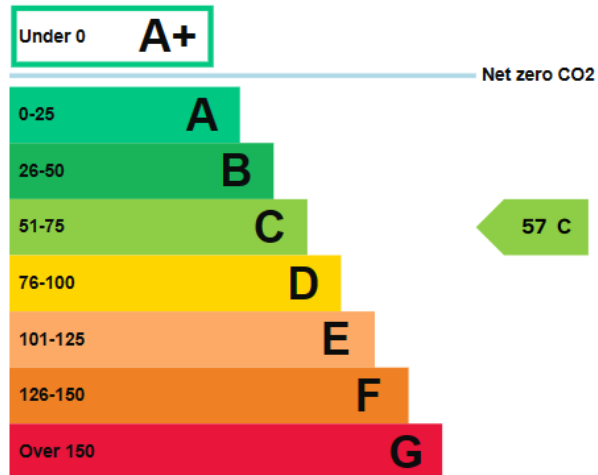
All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

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

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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 2024 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.