

RETAIL INVESTMENT PROPERTY FOR SALE

Vickers
carnley



45a Standbridge Lane, Sandal, Wakefield, WF2 7EE

- 591 sq ft plus first and second floors
- Excellent tenant
- Very sought after location
- Good car parking
- Future development potential
- Opposite ASDA superstore



DESCRIPTION

This is a very well known property situated in a much sought after location.

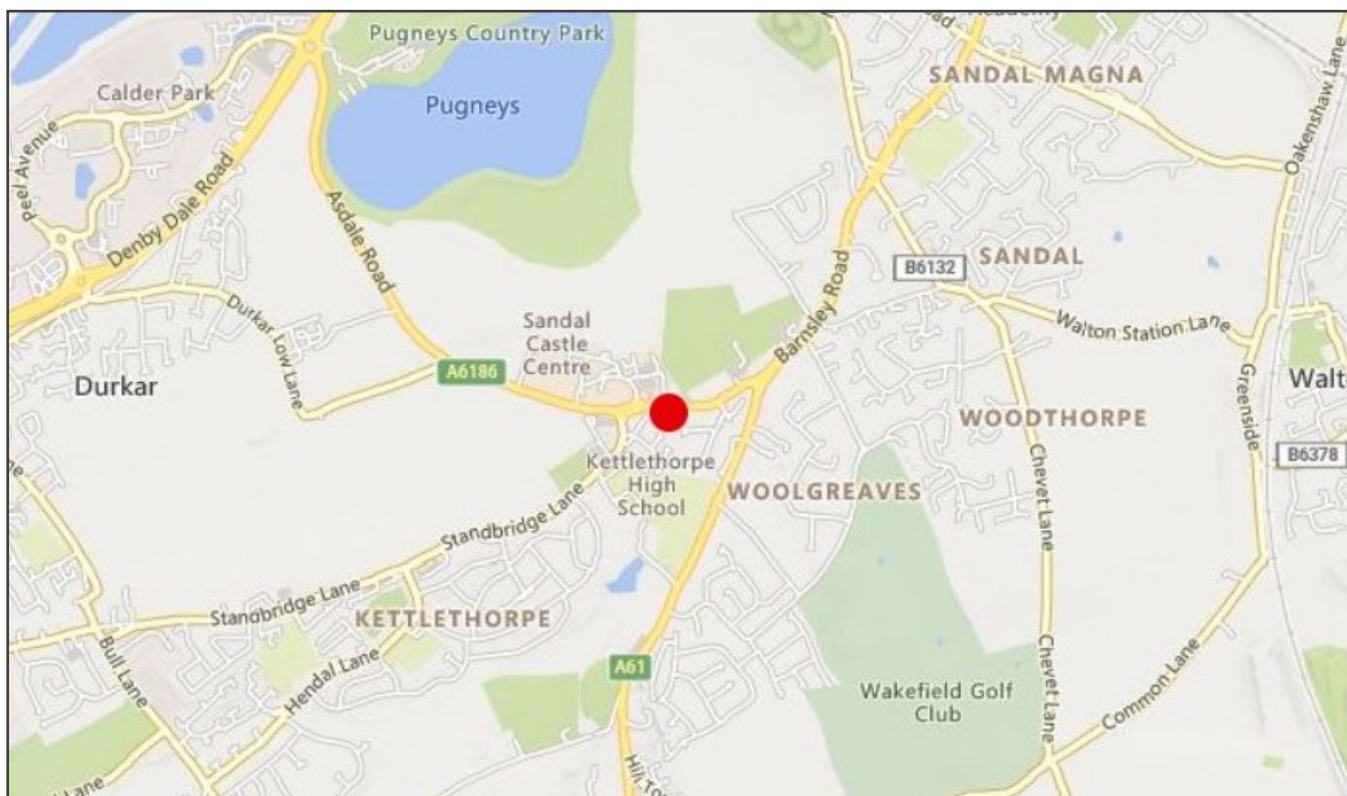
Calder Vets have occupied the premises for many years and have in recent times expanded into the adjoining property (this could easily be adapted back to a single unit).

The property is arranged over three floor and is now fully utilised by the veterinary practice, but was originally a ground floor shop unit with self contained two bedroomed accommodation above.

To the rear there is a shared access drive with a single garage.

LOCATION

The premises front onto Standbridge Lane opposite the ASDA superstore and Rinaldis restaurant. This is a premier location in Sandal and is always in demand. The property is just a few minutes walk from Kettlethorpe High School and is just a short drive from Junction 39 of the M1 Motorway.



LEASE DETAILS

Let to 'Linnaeus Veterinary Limited' on a 15 year lease term from 9th May 2020 to 8th May 2035.

Ground floor - £15,180.00 per annum

First floor and attic- £9,000 per annum

PRICE

£380,000

ACCOMODATION

GF

Main retail area - 27 ft 7in x 16ft 9in = 462 sq ft

Rear retail area - 10 ft 9 in x 12 ft = 129 sq ft

FF

Front office - 16ft 9in x 9ft 8in = 162 sq ft

9ft 9in x 7ft 3in = 70 sq ft

Kitchen - 11ft 8ft 2in = 90 sq ft

Plus Wc

SF

Front - 12ft 7in ave x 11ft 6in = 145 sq ft

13ft 7in ave x 9ft 6in = 129 sq ft

Total net area = 1,778 sq ft

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.

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 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.