

SECURE STORE TO LET



Unit A, Avison Yard, Wakefield, WF1 1UA

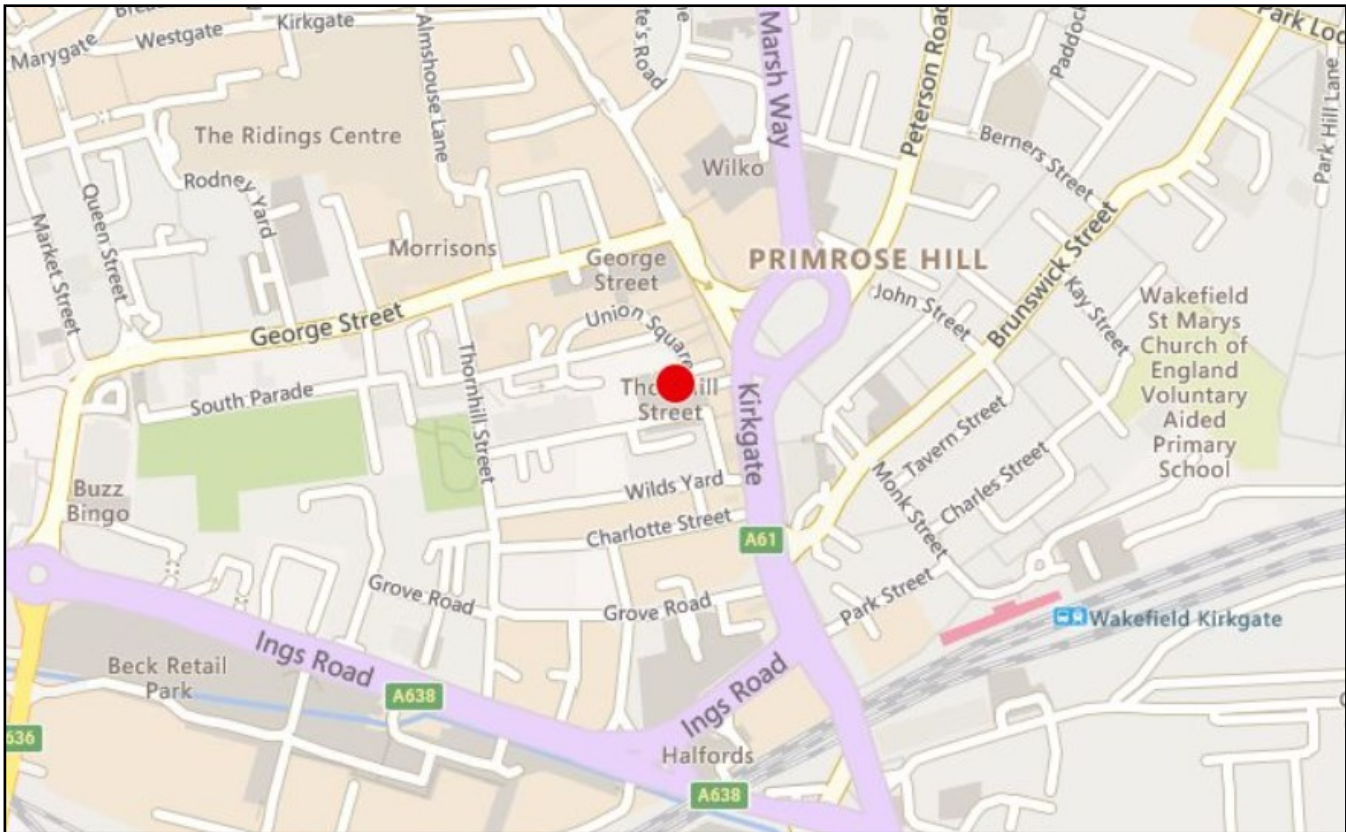
- 402 sq ft / 37 sq m
- Electric roller shutter door
- Very secure
- Loading and unloading space to the front
- Metered electric supply
- Close to all local amenities

DESCRIPTION

This unique secure storage unit offers easy accessible space and can be accessed via electrically operated roller shutter door. The premises benefit from having a metered electric supply but have no Wc or water facilities. Unloading and loading spaces are available to the front.

LOCATION

The premises are situated in the heart of Wakefield city centre and are accessed via Thornhill Street. Therefore being convenient for all the city centre amenities.



ACCOMODATION

22ft x 18 ft 3 in = 402 sq ft

Total gross internal area = 402 sq ft (37 sq m)

RENTAL

£75 per week

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a minimum term of 3 years.

RATES

We understand from the VOA website that the property is awaiting assessment. 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. Lease for a term to be agreed.

VAT

VAT is not 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 February 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.