

FORMER RETAIL PREMISES

FOR SALE

UNIQUE FREEHOLD DEVELOPMENT
OPPORTUNITY


Vickers
carnley



1-3 Gills Yard, Wakefield, WF1 3BZ

- 4,900 sq ft (455 sq m)
- £375,000 Freehold
- Historic trading position
- Ground and first floor
- Wc and kitchen facilities
- Development potential
- Would suit a variety of uses



DESCRIPTION

This property is truly part of the city centre heritage being a very well known family business and being amongst the oldest retailers in the city.

The premises are divided into a number of rooms with various access points onto Gills Yard. The property has the potential for part commercial part residential development subject to achieving the necessary planning consents. Alternatively the property would suit a variety of uses and would benefit from this very central location.

LOCATION

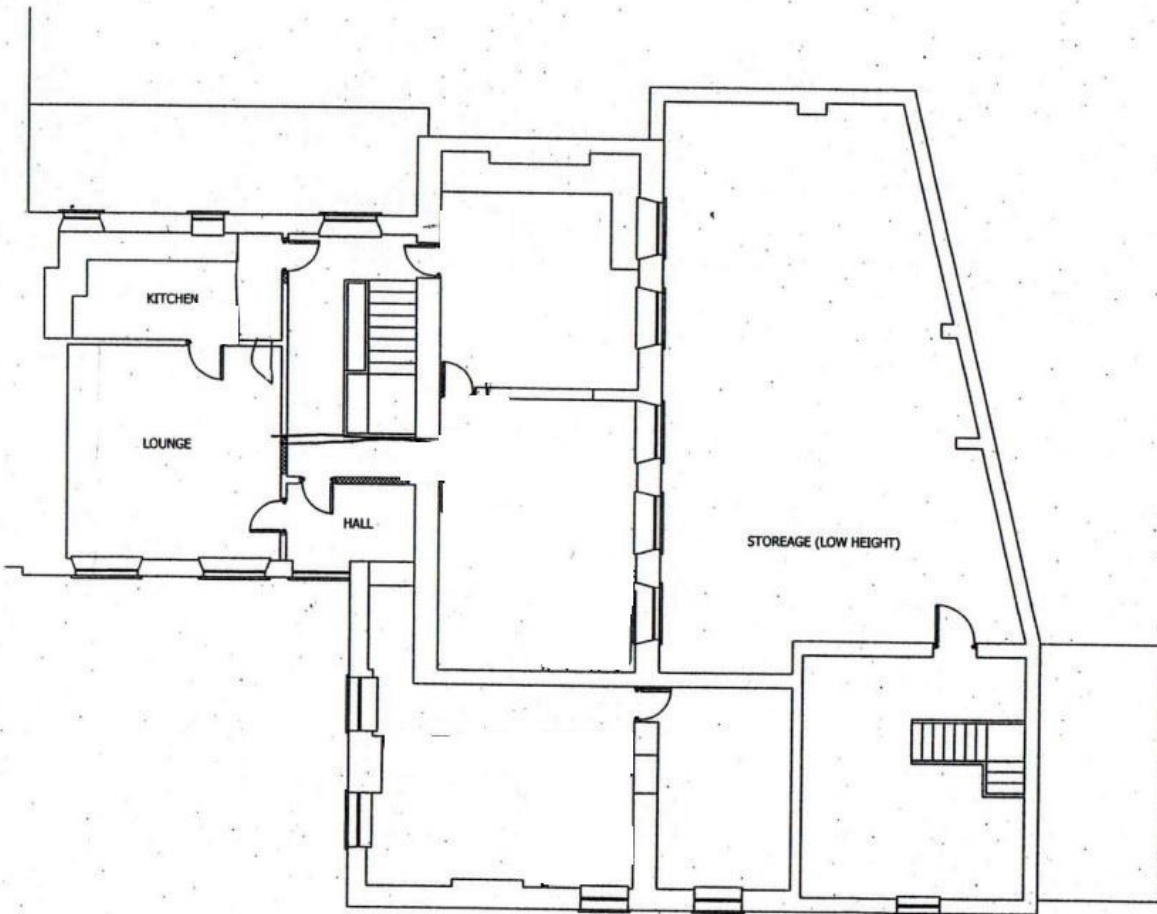
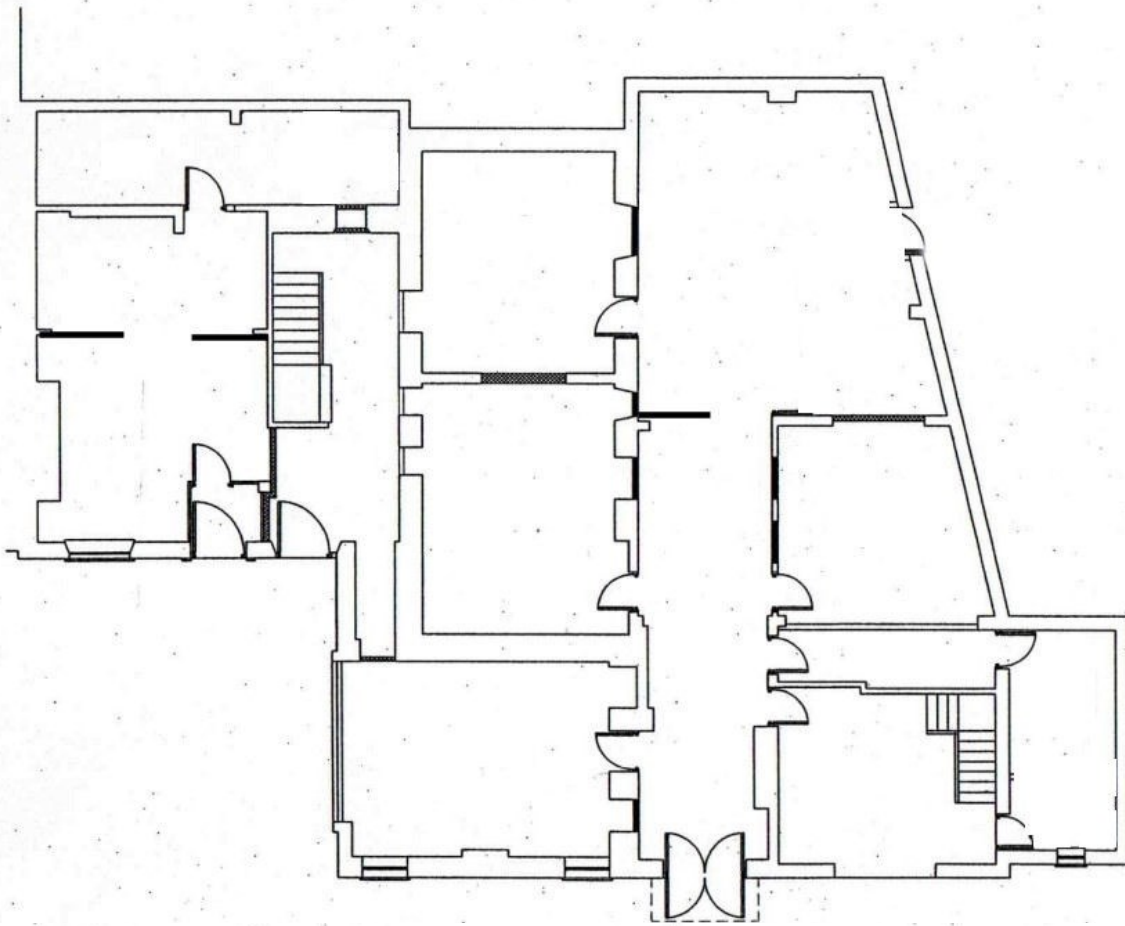
The premises are situated on Gills Yard. Other successful operators near by include Fino Restaurant and Yorkshire Deli. Being convenient for the bus station and within walking distance of Wakefield train station this is therefore a very convenient and practical commercial location.



ACCOMODATION

- 26ft x 6ft 8in = 173 sq ft
- 11ft x 8ft = 88 sq ft
- 16ft 6in x 14ft = 231 sq ft
- 13ft 9in x 15ft 3in = 210 sq ft
- 17ft x 15ft = 255 sq ft
- 8ft x 18ft 5in = 147 sq ft
- 15ft x 13ft 4in = 200 sq ft
- 21ft 8in x 23ft = 500 sq ft
- 14ft 8in x 18ft = 265 sq ft
- 12ft x 11ft = 132 sq ft
- 7ft 10in x 16ft 9in = 131 sq ft

Gross area including low head room area = 4,900 sq ft (455 sq m)



SALE PRICE

£375,000 Freehold. Vacant possession upon completion.

RATES

We understand from the VOA website that the property has a rateable value of £15,000. 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

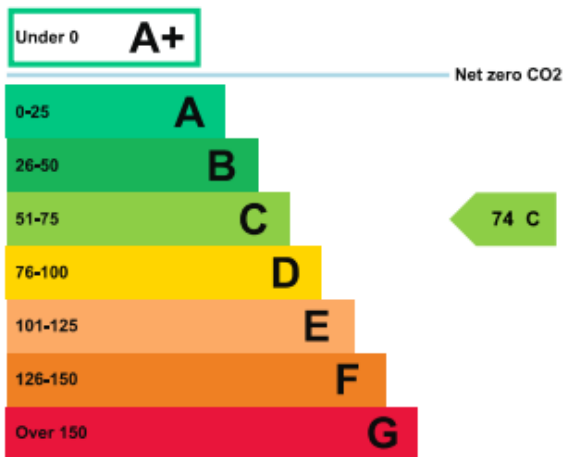
Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief. For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

Energy rating and score

This property's energy rating is C.



VAT

The landlord has not elected 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.

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 March 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.