

# RETAIL UNIT/OFFICE TO LET



20 WOOD STREET, WAKEFIELD, WF1 2ED

- 704 Sq Ft (65.4 Sq M)
- £9,600 per annum
- Will suit a variety of users
- City centre location
- Well presented throughout
- Excellent location
- Kitchenette & Wc facilities



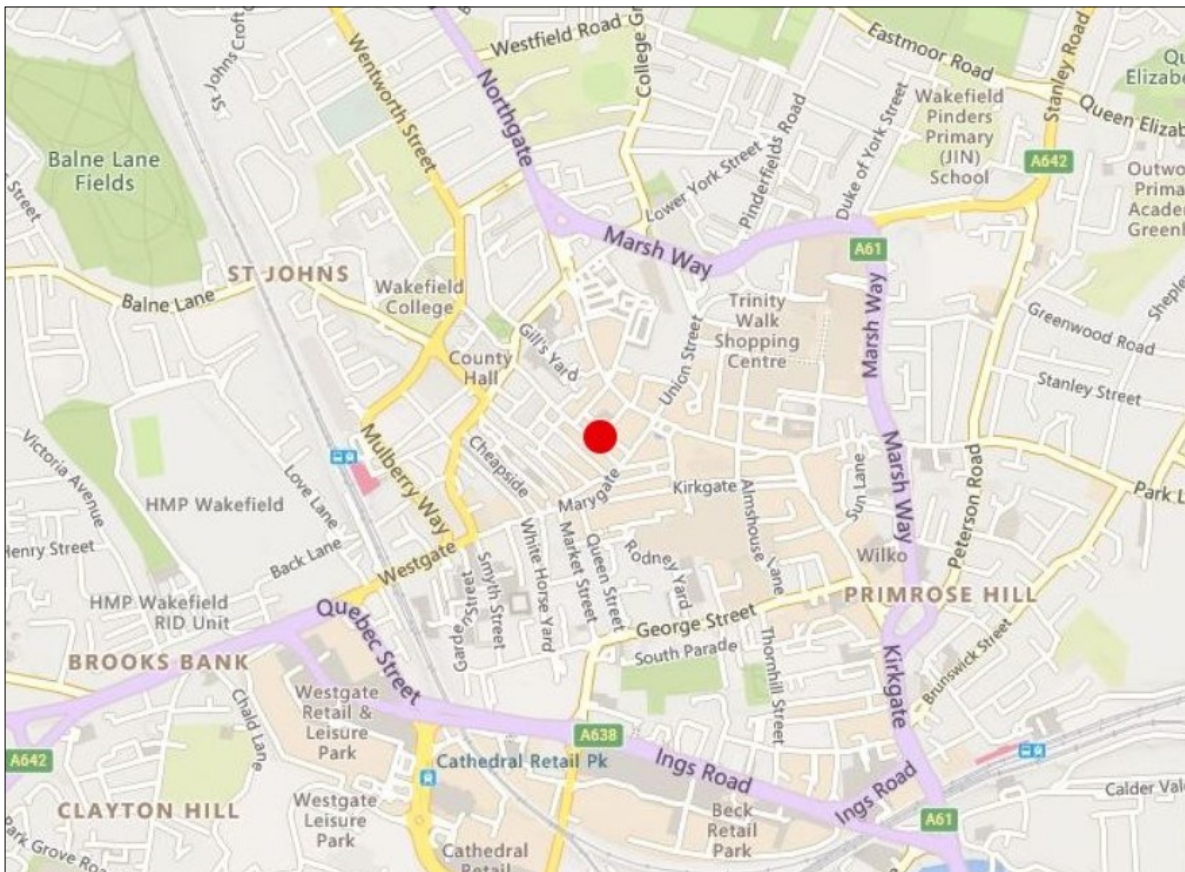
## DESCRIPTION

This is a 3 story traditional brick built property offering single room on each floor with Wc and kitchenette facilities at first floor level.

The property is ideal for various users such as offices, retail, beauty etc who require a ground floor presence.

## LOCATION

The property occupies a very visible location on Wood Street among a wide variety of other users including The Smokehouse BBQ, Qubana Bar & Restaurant, Bakes by Vanilla Bean.



## RENTAL

£9,600 per annum

## LEASE

The property is offered by way of a Full Repairing & Insuring lease for a term to be agreed.

## VAT

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



## ACCOMODATION

Ground Floor retail: 13ft x 16ft = 208 sq ft (19.3 sq m)  
Plus small store to the rear

First Floor office: 13ft 3in x 7ft 11in" = 104 sq ft (9.66 sq m)

Kitchenette: 3ft 7in x 6ft 6in = 23 sq ft

Second floor: 9ft 11in x 18ft 4in (Less 3ft 9in x 2ft 7in) (Less 3ft 3in x 7ft 11in ) = 148 sq ft (13.7 sq m)

**Total Gross Measurement = 704 sq ft (65.4 sq m) Includes Wc.**



## RATES

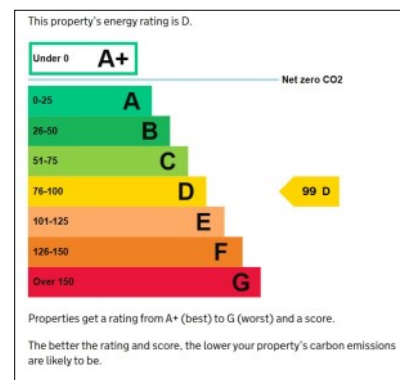
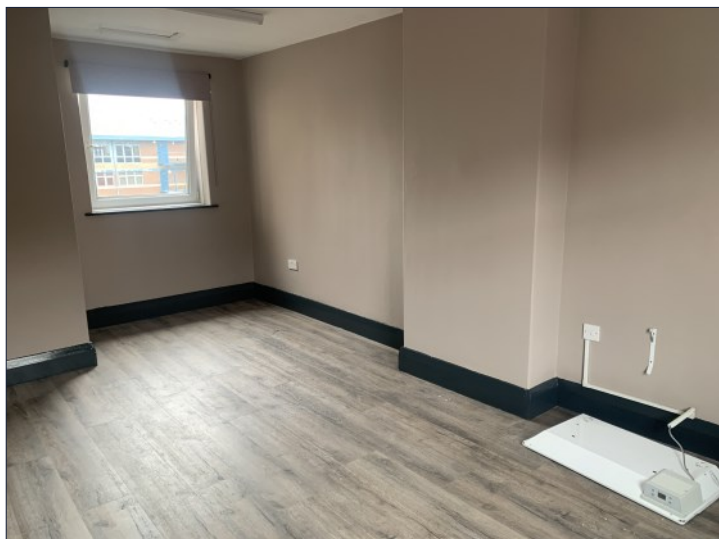
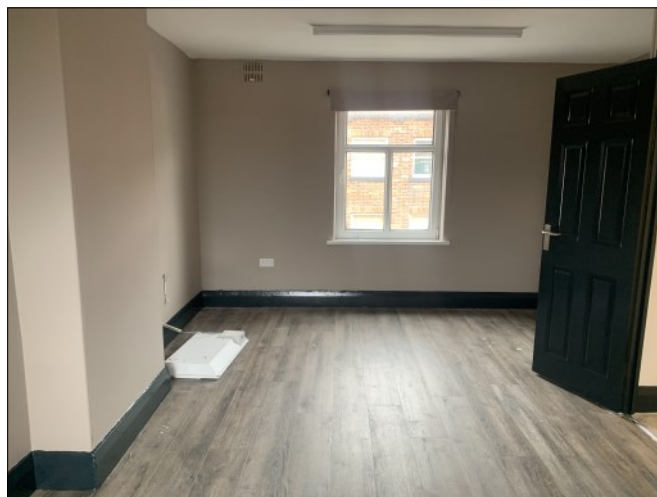
We understand from the VOA website that the property has a rateable value of £4,100 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

## LEGAL COSTS

Each party is responsible for their own legal costs.

## 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 created May 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.