

PROMIENT MAIN ROAD SHOWROOM FOR SALE



166 Doncaster Road, Wakefield, WF1 5HJ



- 1,772 Sq Ft (164.62 Sq M)
- £195,000 Freehold
- Excellent trading position
- Next to Wakefield Trinity Rugby stadium
- Wc and kitchen facilities
- Would suit a variety of uses

DESCRIPTION

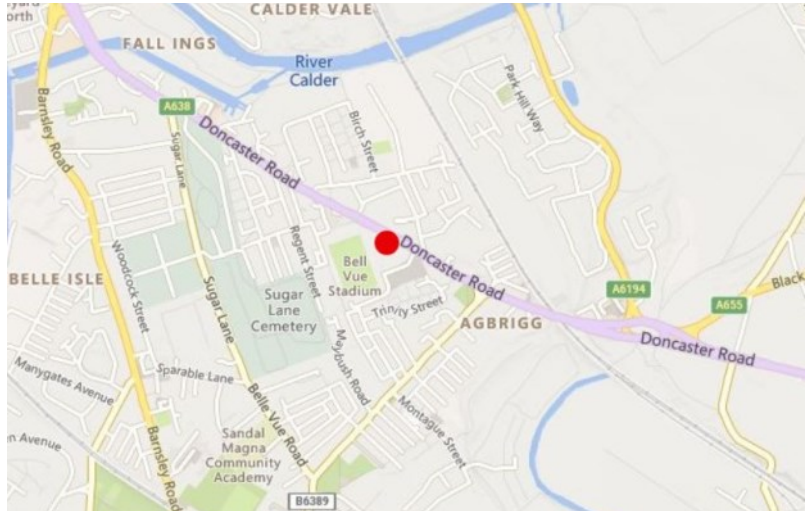
An opportunity to purchase this detached retail/showroom situated on one of Wakefield's busiest arterial roads and located next to Wakefield Trinity Rugby League Stadium making it an ideal trading location. The premises would suit a variety of uses such as hair & beauty, retail showroom, clinic, leisure, to name but a few.

The premises includes car parking to the front, Wc and kitchen facilities.

The property is to be sold with vacant possession from May 2024.

LOCATION

The property occupies a very prominent main road position fronting directly onto Doncaster Road (A636, which is the main road into Wakefield from Castleford, Pontefract and Doncaster). This is therefore a very visible trading location being situated part way between the Hepworth Gallery and next door to Wakefield Trinity Rugby League Stadium.



ACCOMMODATION

Retail Area:

41ft 2in x 23ft 4in = 960 sq ft

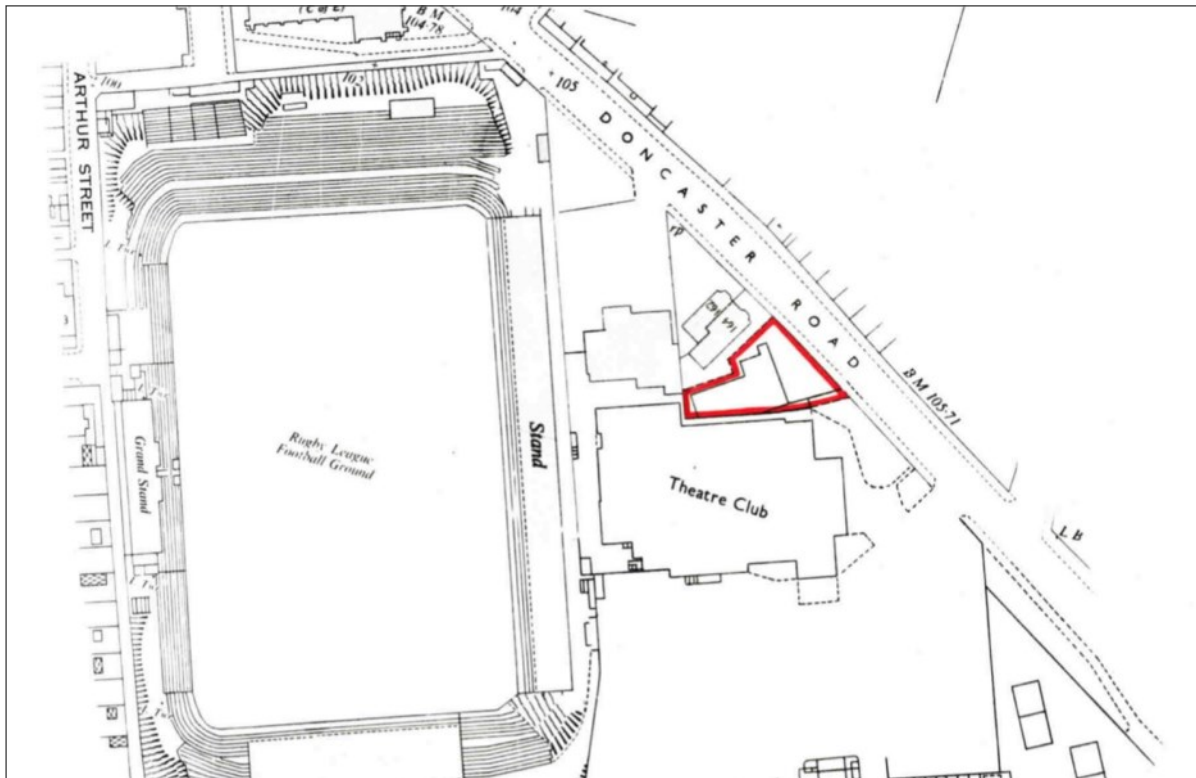
19ft 1in x 35ft 4in = 674 sq ft

7ft 4in x 3ft 2in = 23 sq ft

Office- 10ft 6in x 8ft 4in = 87 sq ft

Kitchenette- 5ft x 5ft 5in = 28 sq ft

Total Net Internal Area- 1,772 sq ft (164.62) Plus Wc



SUMMARY

| | |
|-----------------------------|--|
| PRICE | £195,000. Freehold. |
| LEASE | Full Repairing and Insuring. |
| RATEABLE VALUE | £13,750 |
| SMALL BUSINESS RATES RELIEF | Applicable. For more information please contact the local authority on 01977 727121. |
| VAT | Not applicable |
| LEGAL FEES | Each party is responsible for their own legal costs. |
| EPC | Waiting to be assessed. |



VIEWINGS & FURTHER ENQUIRIES



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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.