

PREMIER FREEHOLD LOCATION FOR SALE / TO LET

TWO FORMER CAR SHOWROOMS WITH
GARAGING AND CAR PARKING FOR AT
LEAST 150 CARS



339-339a Denby Dale Road, Wakefield, WF4 3BB

- Approx 2 Acres
- High profile trading position
- Showroom, offices & garaging
- Over 150 on site car parking spaces
- Potential for further development
- Close to junction 39 of the M1



DESCRIPTION

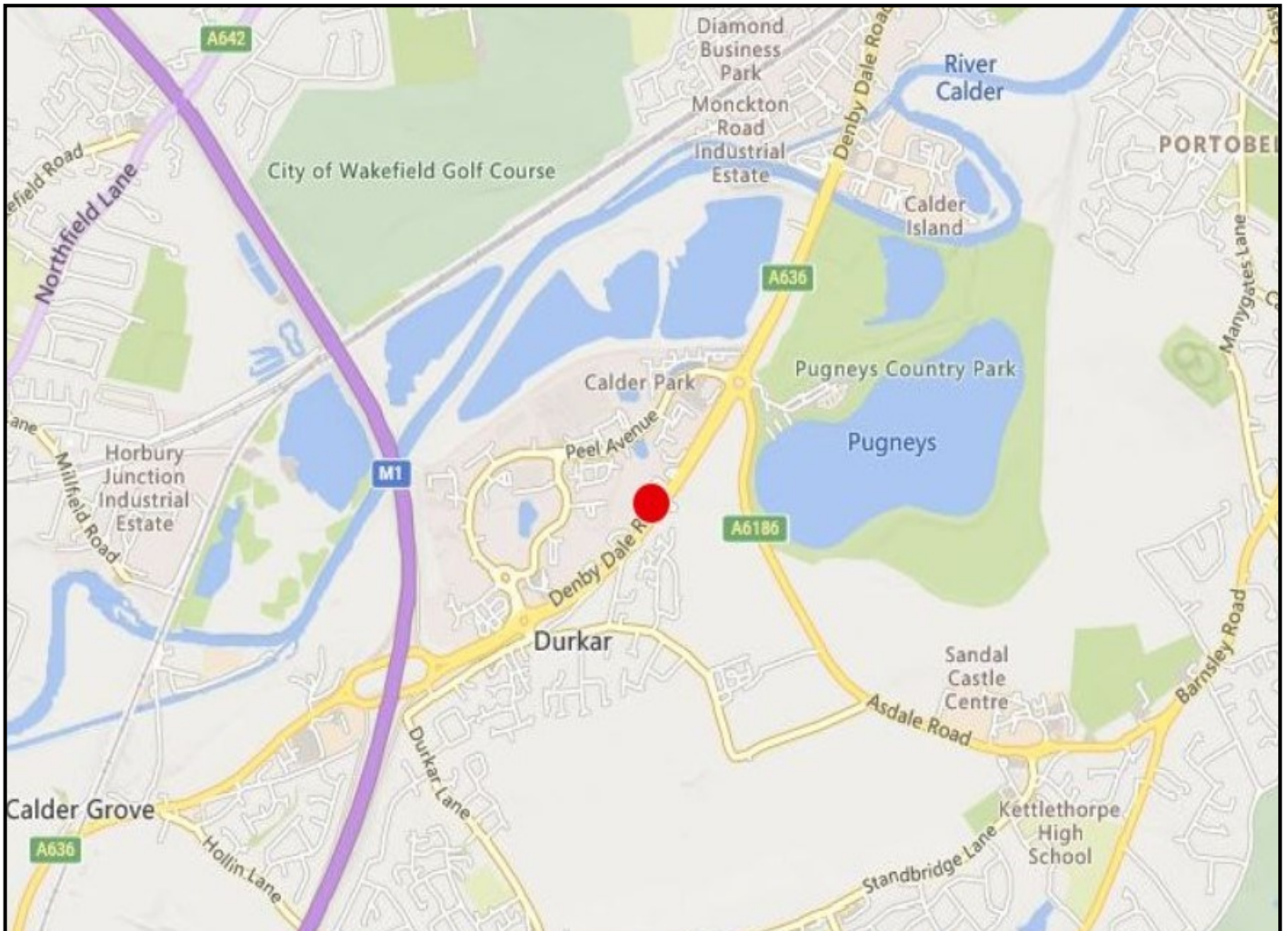
This is probably Wakefield's most visible trading locations just off junction 39 of the M1 motorway. Here arises a one off opportunity to acquire a freehold site that until recently was occupied by Nissan & Renault. The site consists of two former car showrooms with workshops attached plus a central area comprising of a management office with garaging below.

In total, the site can easily provide car parking for over 150 vehicles and benefits from having two electric vehicle charging points.

An alternative use may prove ideal for the site considering its truly unique location and exceptional frontage.

LOCATION

The site occupies one of Wakefield's most premier trading positions fronting onto Denby Dale Road just 1 minute's drive from junction 39 of the M1 motorway but also convenient for many of Wakefield's sought after residential areas including Durkar, Sandal and Calder Grove.



ACCOMMODATION

RENAULT GARAGE:

Showroom - 3,003 sq ft (279 Sq M)
Offices (GF) - 718 sq ft (66.75 Sq M)
Offices (FF) - 2,023 sq ft (187.9 Sq M)
Parts (GF) - 821 sq ft (76.3 Sq M)
Parts (FF) - 663 sq ft (61.59 Sq M)
Mess Room (FF) - 264 sq ft (24.5 Sq M)
Workshop - 3,264 sq ft (303.2 Sq M)
Valeting Bay - 390 sq ft (36.23 Sq M)

Total internal floor area - 11,146 Sq Ft
(1,035.5 Sq M)

NISSAN GARAGE:

Showroom - 2,645 sq ft (245.67 Sq M)
Showroom Offices- 344 Sq Ft (31.93 sq M)
Mess Room- 156 Sq Ft (31.93 Sq M)
Customer Toilet - 31 sq ft (2.89 Sq M)
Disabled Toilet - 48 Sq Ft (4.47 sq M)
Workshop- 2,867 Sq ft (266.3 Sq M)
Parts - 1,256 sq ft (116.7 Sq M)

Total internal floor area- 7,347 sq ft (682.47
Sq M)

DETACHED OFFICE BUILDING:

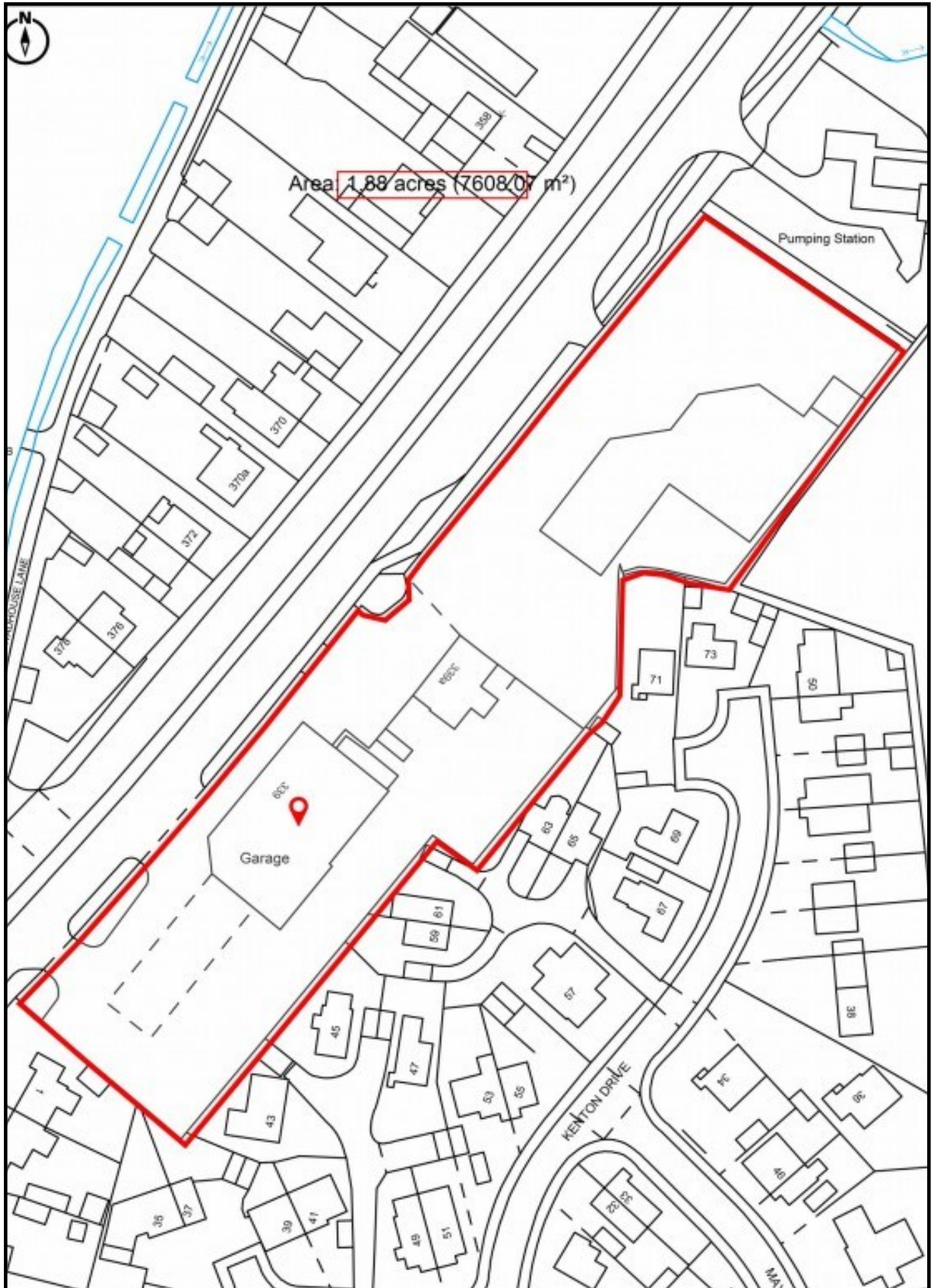
Workshop & stores- 1,117 sq ft (103.8 Sq M)
First floor offices- 1,093 sq ft (101 Sq M)

Total internal floor area- 2,210 sq ft (204.8 Sq
M)



SITE AREA

The total site measures approximately 2 acres. This plan is for illustrative purposes only and should not be relied upon.



SUMMARY

PRICE	£3,750,000
TENURE	Freehold
RENTAL	£250,000 per annum
LEASE TERMS	Full repairing and insuring basis
RATEABLE VALUE	£127,000
VAT	VAT is applicable on the Renault garage. VAT is not applicable on the rest of the site.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Detached Office– C62 Nissan Garage– D88 Renault Garage-D91

VIEWINGS & FURTHER ENQUIRIES

	<p>Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
	<p>Isobel Smith 01924 291500 isobel.smith@vickerscarnley.co.uk</p>

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 July 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.