

# RETAIL UNIT / TRADE COUNTER TO LET

**Vickers**  
carnley



144 Thornes Lane, Wakefield, WF2 7RE



- 5,650 Sq Ft (524.88 Sq M)
- Excellent trading location
- Convenient for city centre and the M1 motorway
- Forecourt car parking
- Suitable for a variety of uses
- Wc & kitchen facilities

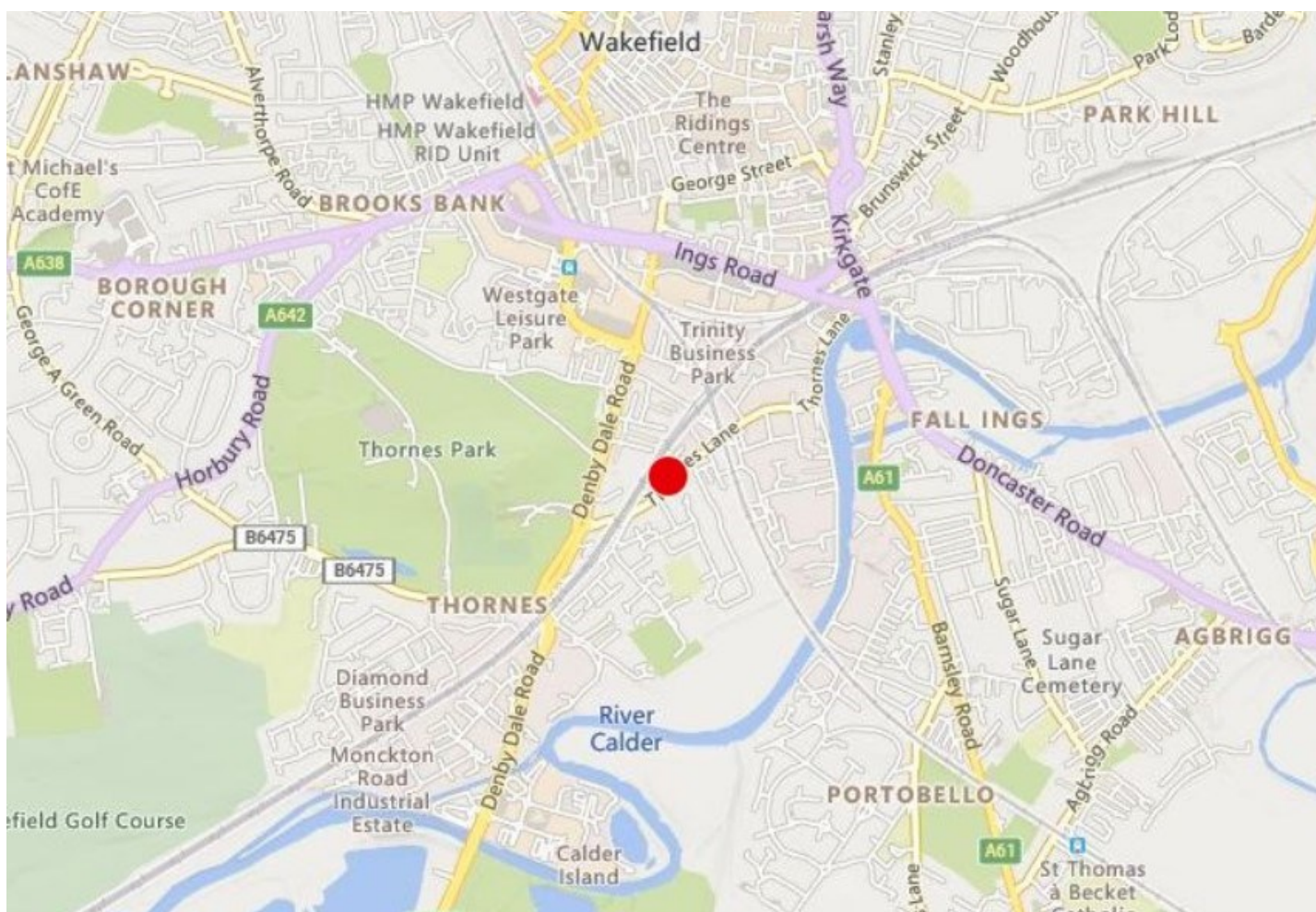
## DESCRIPTION

This is a substantial and well presented unit which would prove ideal for retail or trade counter purposes.

The unit comprises of a broadly open plan area with Wc and kitchen facilities. Forecourt parking to the front for approximately 6 cars.

## LOCATION

The property is situated in one of the most convenient locations in Wakefield fronting directly onto Thornes Lane being accessible not only for junction 39 of the M1 motorway and the city centre.



## ACCOMMODATION

Gross Internal Area- 97ft x 58ft 3in = 5,650 sq ft (524.88 Sq M)

## SUMMARY

RENT	£60,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	23,500
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	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 prepared August 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.