

FLEXIBLE OFFICE & WAREHOUSE SPACE  
**FREEHOLD FOR SALE**

**Vickers**  
carnley



## Cinema House, Doncaster Road, Wakefield, WF1 5HL



- 6,080 sq ft (565 sq m)
- Various offices with shared reception area
- Superb heated warehouse extending to approx. 2,670 sq ft
- Ample on site car parking
- Close to the much improved Wakefield Trinity Stadium
- Close to the new City Fields development
- Kitchen and Wc facilities

## DESCRIPTION

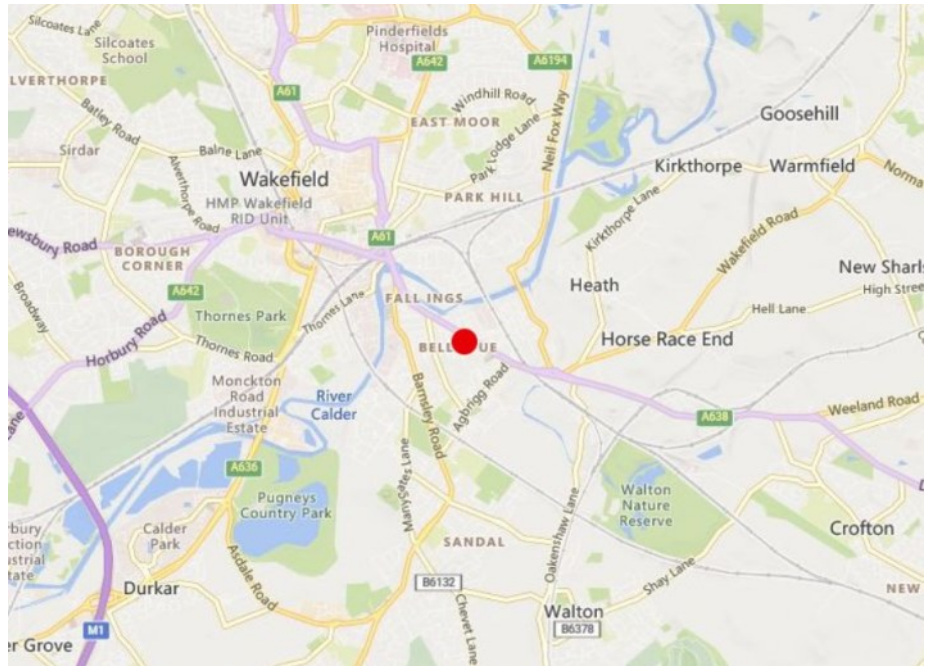
This is a former cinema which in recent times has been converted into warehouse with offices and now would lend itself to various of uses, either commercial or leisure (subject to receiving the necessary planning consent).

The property benefits from having 15 car parking spaces, reception, kitchen and Wc facilities.

## LOCATION

Cinema House is situated on Doncaster Road just to the South of Wakefield City Centre and adjacent St Catherine's Church.

Being on a main arterial route makes this an extremely convenient location with East access to Wakefield city centre along with Castleford, Pontefract and the motorway network.



## ACCOMMODATION

### Ground Floor

Main warehouse - 51ft 3in x 61ft 1in = 2,670 sq ft

Reception- 14ft 7in x 18ft 6in = 270 sq ft

Office 1 - 12ft 2in x 13ft = 158 sq ft

Office 2- 14ft x 12ft 2in = 170 sq ft

Office 3- 14ft x 10ft 1in = 141

Office 4- 14ft x 10ft 1in = 141 sq ft

Office 5- 12ft 11in x 12ft 11in = 167 sq ft

Office 6- 8ft 4in x 6ft = 50 sq ft

Office 7- 8ft x 9ft 8in = 77 sq ft

Total Ground Floor = 4,346 sq ft

### First floor

Office 1- 18ft 11in x 16ft 8in = 315 sq ft

Office 2- 18ft x 28ft 7in = 468 sq ft

Office 3- 32ft 4in x 13ft 10in = 447 sq ft

Office 4, 5 & 6 = 32ft x 11ft 2in = 357 sq ft

Office 7- 11ft 10in x 14ft 4in = 147 sq ft

Total First Floor = 1,734 sq ft

**Overall Total = 6,080 Sq ft**

## SUMMARY

<b>PRICE</b>	£399,000
<b>TENURE</b>	Freehold
<b>RATEABLE VALUE</b>	Ground floor workshop - £9,900 Ground floor workshop - £9,600 Ground floor office - £3,650 Ground floor store - £1,300 First floor office 1 - Awaiting assessment First floor office 2 - Awaiting assessment First floor office 3 - £3,750 First floor office 4 & 5 - £2,350 First floor office 6 - £1,400 First floor office 7 - £1,475
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	C-74

## 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 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.