

# HIGH PROFILE PREMISES FREEHOLD FOR SALE

**Vickers**  
carnley



## 5-7 Cliff Parade, Wakefield, WF1 2TA



- 2,057 sq ft (191 sq m)
- Private car park
- Ideal for a variety of uses
- Located close to Wakefield One
- Easy in and out access to Motorway network
- Short walk to Westgate Railway Station
- Available immediately

## DESCRIPTION

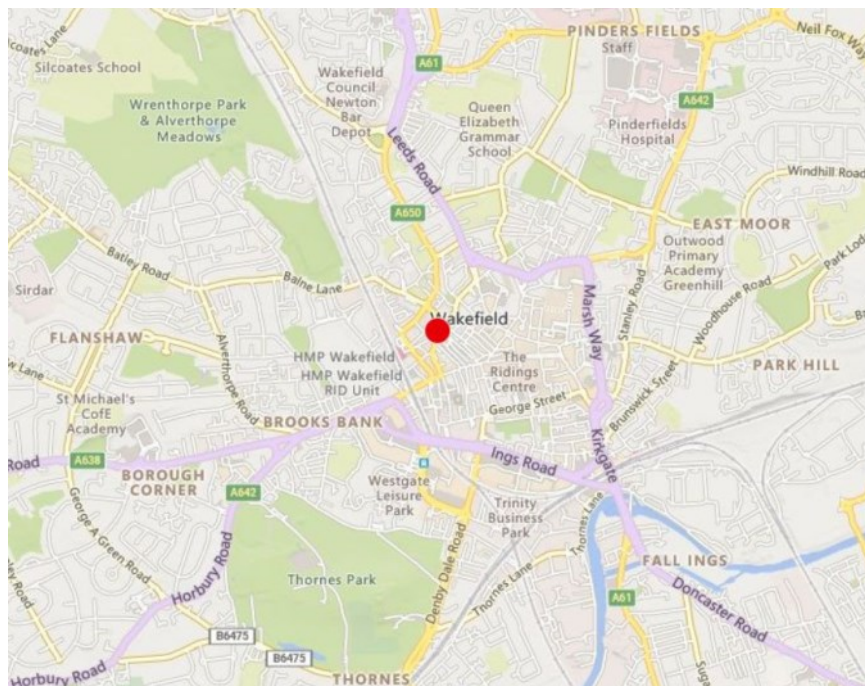
This is one of Wakefield's landmark properties, occupying a prominent location in the Civic Quarter.

In recent times, the property has been utilised as office premises but subject to the necessary planning conditions, could easily be adapted to suit a variety of uses. These could include a medical, surgery, clinic, or a place of education.

The accommodation is arranged over three floors plus a large basement area which would prove ideal for storage.

## LOCATION

Arguably one of the most conveniently located property in the town centre. Just a few minutes walk from the train station and the Wakefield Metropolitan District Council headquarters building, Wakefield One, along with being a short stroll into the main retail areas of the city centre. Both Junctions 39 and 41 are easily accessible from the property allowing easy in and out vehicular access.



## ACCOMODATION

### GF

Showroom - 28ft x 15ft 2in = 424 sq ft

Reception - 15ft x 16ft 6in = 247 sq ft

Private office - 8ft 14ft 6in = 116 sq ft

Private office - 10ft x 14ft 6in = 145 sq ft

Total ground floor net area = 932 sq ft

### FF

General office - 6ft 5in x 5ft 6in = 35 sq ft

General office - 14ft x 18ft = 252 sq ft

Private office - 15ft 11ft 7in = 174 sq ft

Kitchen - 11ft 9in x 6ft 3in = 74 sq ft

General office - 28 ft 15ft = 420 sq ft

Total first floor net area = 955 sq ft

### SF

Store - 10ft x 17ft = 170 sq ft

**Total net area = 2,057 sq ft (191 sq m)**



## SUMMARY

<b>PRICE</b>	£395,000
<b>TENURE</b>	Freehold.
<b>RATEABLE VALUE</b>	£13,000
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	C-58

## VIEWINGS & FURTHER ENQUIRIES

	<b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk
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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 October 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.