

# POTENTIAL CARAVAN STORAGE SITE TO LET



Yard off Leeds Road, Lofthouse, Wakefield, WF3 3LR



- Two enclosed yard spaces
- Approx 1.6 acres
- Ideally located off Leeds Road
- Part hard standing
- Additional land available via a separate negotiation.



## DESCRIPTION

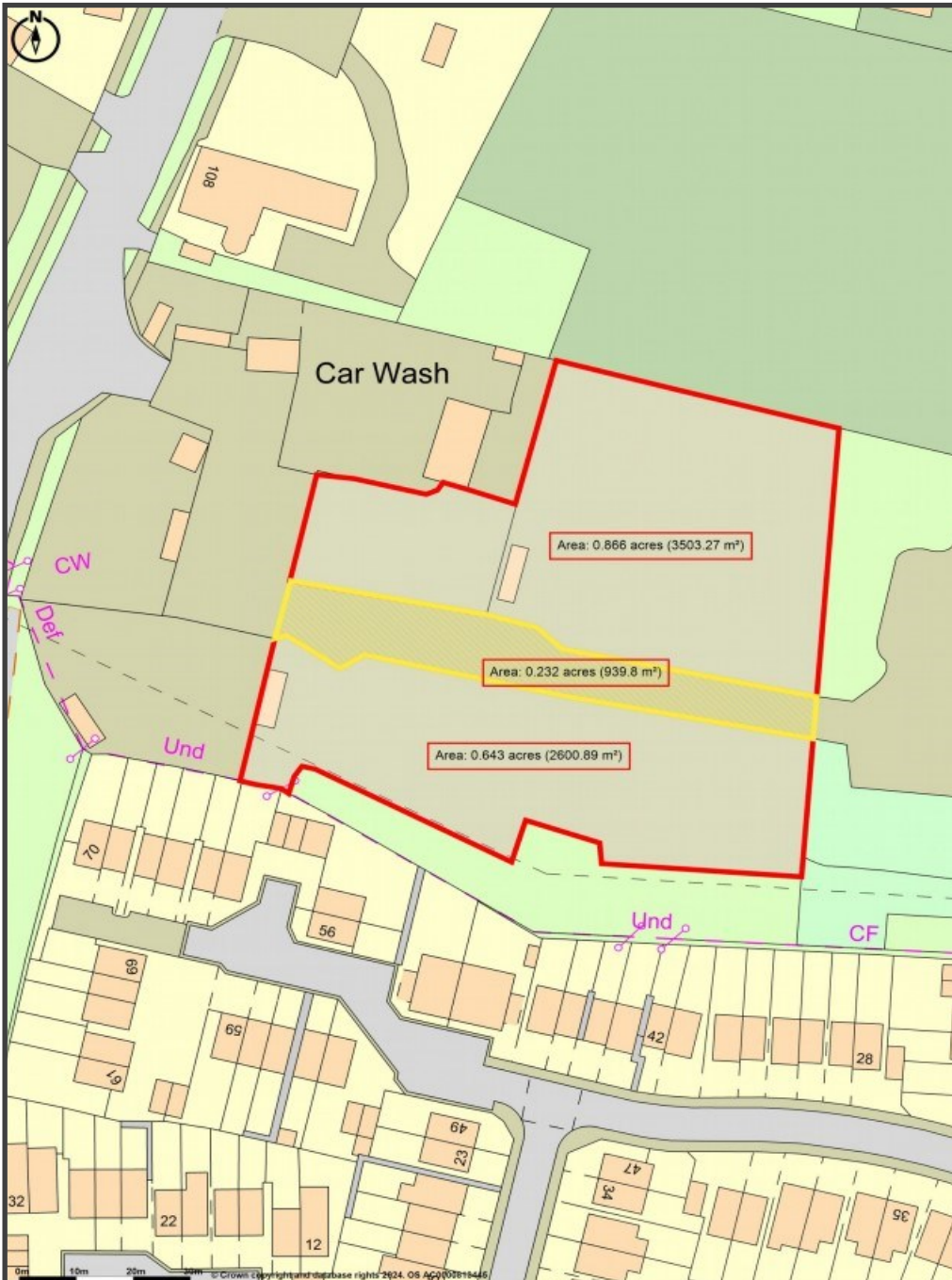
An opportunity to let two enclosed yards with hard standing extending to approximately 1.6 acres in total located off Leeds Road. The land is split into two sites with a shared access road in between. The land includes power and water.

This site is only suitable for caravan storage subject to gaining the necessary planning consents.

An additional 1.7 acres is available via a separate negotiation. The land adjoins the yards and is unsurfaced. In total there is approximately 3.3 acres available.

## LOCATION

The property occupies a very prominent position, off Leeds Road, opposite the Lofthouse Hill Golf Club. The yard is ideally located being convenient for Leeds, Wakefield and the motorway network.



## ACCOMODATION

Approx 1.6 acres.

## SUMMARY

<b>RENT</b>	£52,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	Yard 1 - £7,200 Yard 2 - Waiting to be assessed.
<b>SMALL BUSINESS RATES RELIEF</b>	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.



This photo is of the additional land available via a separate negotiation. The land extends to approximately 1.7 acres and is unsurfaced.

## VIEWINGS & FURTHER ENQUIRIES



**Lee Carnley**

**01924 291500**

[lee.carnley@vickerscarnley.co.uk](mailto:lee.carnley@vickerscarnley.co.uk)



**Isobel Smith**

**01924 291500**

[isobel.smith@vickerscarnley.co.uk](mailto:isobel.smith@vickerscarnley.co.uk)

## 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 March 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.