

FREEHOLD OFFICE PREMISES
FOR SALE
WITH CAR PARKING

Vickers
carnley



32 Cheapside, Wakefield, WF1 2TF



- 1,559 sq ft (145 sq m)
- 3 Car parking spaces
- Located close to Wakefield One
- Easy in and out access to motorway network
- Short walk to Westgate Railway Station
- Available immediately
- Ideal for a variety of uses

DESCRIPTION

This is a very functional self contained office building currently used as a solicitors office. The accommodation is situated over two floors with a useful basement area which would prove ideal for storage. There is also additional storage at second floor level.

Internally, the premises offer private and general offices. Access is via both a front and rear door with private car parking for 3 cars.

LOCATION

The premises occupy a very visible trading position on Cheapside. 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

General office - 15ft x 16ft = 240 sq ft

Storage area - 14ft 10in x 11ft = 163 sq ft

Plus basement and Wc facilities

Total ground floor area = 403 sq ft

FF

General office - 16ft x 15ft = 240 sq ft

General office - 11ft x 14ft 10in = 163 sq ft

General office - 13ft x 16ft 4in = 212 sq ft

General office - 14ft 10in x 15ft 4in = 227 sq ft

Private office - 12ft x 7ft = 84 sq ft

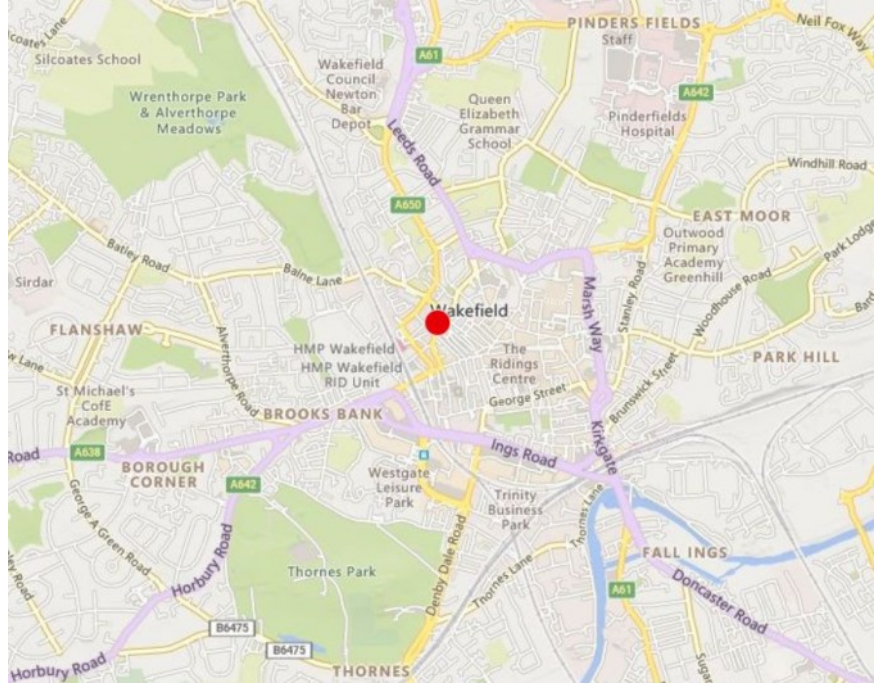
Private office - 11ft 6in x 10ft = 115 sq ft

Total first floor area = 1,041 sq ft

SF

Storage area - 11ft 6in x 10ft = 115 sq ft

Total net area = 1,559 sq ft (145 sq m)



SUMMARY

PRICE	£250,000
TENURE	Freehold.
RATEABLE VALUE	£9,300
SMALL BUSINESS RATES RELIEF	Applicable 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	E-122

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 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.