

FORMER SANDWICH SHOP TO LET



15a Wood Street, Wakefield, WF1 2EL



- 399 sq ft (37 sq m)
- Ready for immediate occupation
- Recently refurbished
- Exciting food opportunity
- Strategically located
- On street car parking

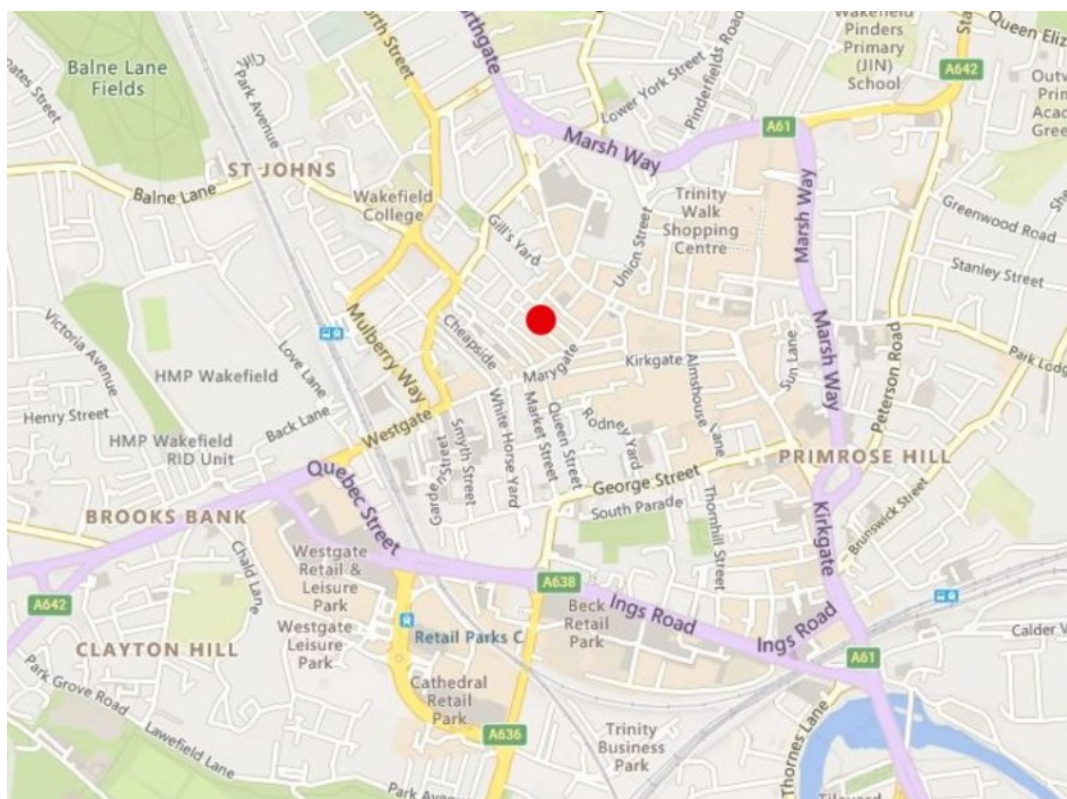
DESCRIPTION

This was one of Wakefield's longest established sandwich takeaway businesses and is only coming to the market place due to the current owners change in circumstances. In recent times, the premises have been refurbished to a good standard and are now ready for immediate occupation. Ideally, to a similar type of business.

The accommodation consists of a retail area with a part fitted commercial kitchen to the rear. In addition, the property benefits from having a substantial basement area which in this instance is ideal for food storage etc.

LOCATION

The property occupies an enviable trading location benefiting from potential footfall from the local collage, surrounding businesses and clientele looking for food offerings in this up and coming food quarter. In recent times, the number of businesses have opened in the area and are trading successfully and are thriving. The Wood Street is an accessible part of the city centre making this an ideal opportunity for a creative food operator.



ACCOMMODATION

Retail area

17ft 3in x 19ft 6in = 336 sq ft

Kitchen

12ft 5in x 8ft = 99 sq ft

Plus WC & basement area

Total net area = 435 sq ft (40 sq m)

SUMMARY

VIEWINGS & FURTHER ENQUIRIES

SIZE	399 sq ft (37 sq m)
RENT	£9,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£5,400
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-62



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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 January 2025 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.