

# DETACHED FREEHOLD PROPERTY FOR SALE



41 George Street, Wakefield, WF1 1LW

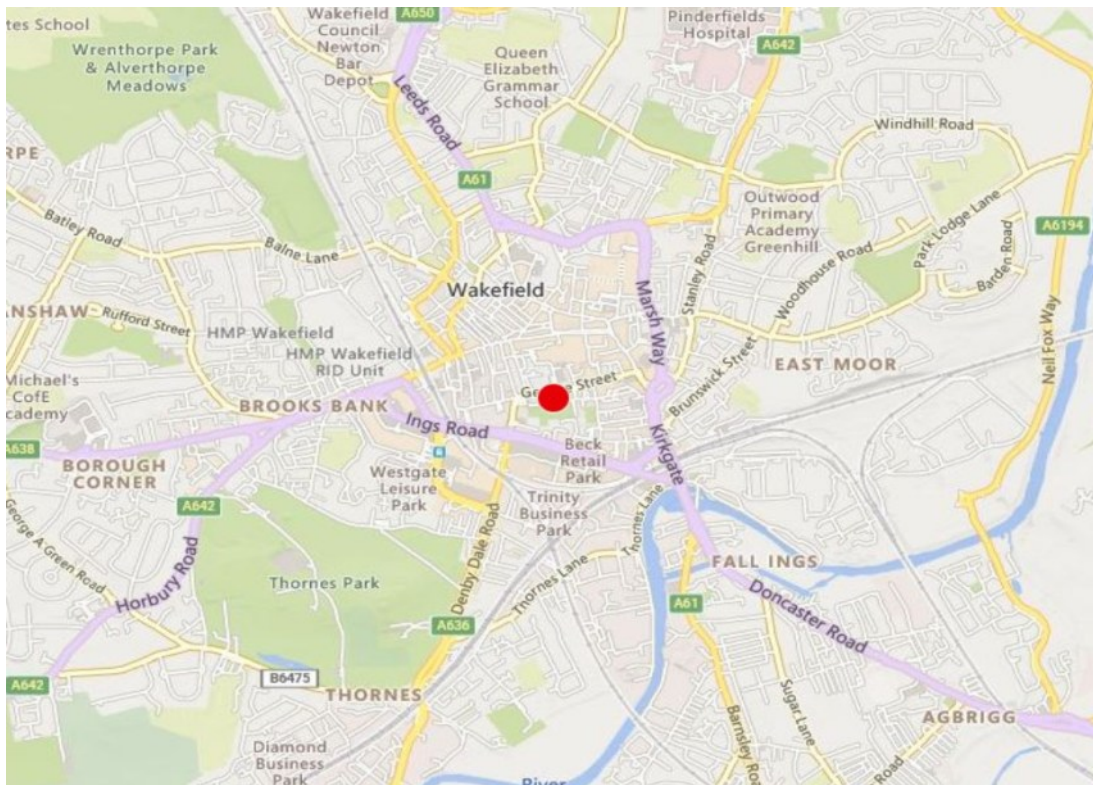
- 737 sq ft (68 sq m)
- Refurbishment opportunity
- Untested gas central heating
- Useful basement area
- Car parking to the rear
- Kitchen and Wc facilities

## DESCRIPTION

This is a detached brick built former office property which would prove ideal for a variety of uses and would ideally either suit anyone requiring a prominent and centrally located property with the added benefit of having car parking to the rear. The accommodation is set over three floors and includes kitchen and Wc facilities.

## LOCATION

The property fronts onto George Street which is 200 metres from the Kirkgate/Marshway roundabout and 500 metres from the Ings Road roundabout both providing excellent access to the rest of the City and the wider region via the M1 motorway and regional road network. The property also benefits from proximity to Wakefield Westgate Station with an excellent train service to Leeds and London Kings Cross and Wakefield Kirkgate Station.



## ACCOMMODATION

GF

Office - 17ft 11in x 14ft 3in = 255 sq ft

FF

Office - 12ft 4in x 17ft 9in = 219 sq ft

Basement - 17ft 3in x 15ft 3in = 263 sq ft

**Total net area = 737 sq ft Plus kitchen and Wc facilities**

## SUMMARY

<b>SIZE</b>	737 sq ft (68 sq m)
<b>SALE PRICE</b>	£85,000
<b>RATEABLE VALUE</b>	£4,850
<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>	G-212

## VIEWINGS & FURTHER ENQUIRIES

	<b>Lee Carnley</b> 01924 291500 <a href="mailto:lee.carnley@vickerscarnley.co.uk">lee.carnley@vickerscarnley.co.uk</a>
	<b>Isobel Smith</b> 01924 291500 <a href="mailto:isobel.smith@vickerscarnley.co.uk">isobel.smith@vickerscarnley.co.uk</a>

### 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 February 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.