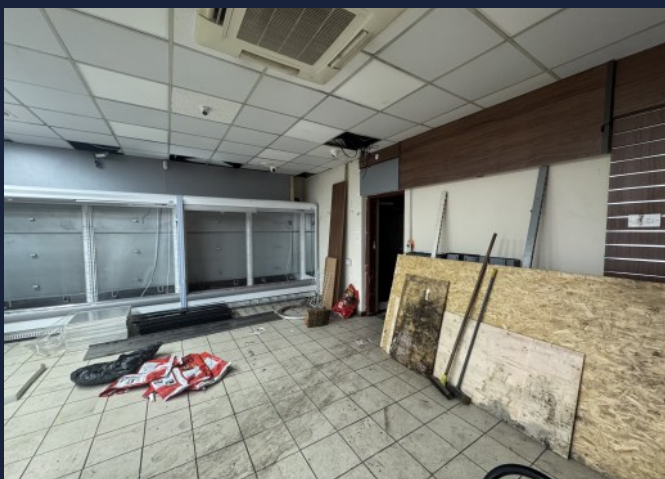


RETAIL UNIT TO LET



1a Painthorpe Lane, Hall Green, Wakefield, WF4 3JU



- 844 sq ft (78 sq m)
- Shop fittings remain
- Rear storage area
- Excellent car parking
- Convenient for J39 of the M1 Motorway

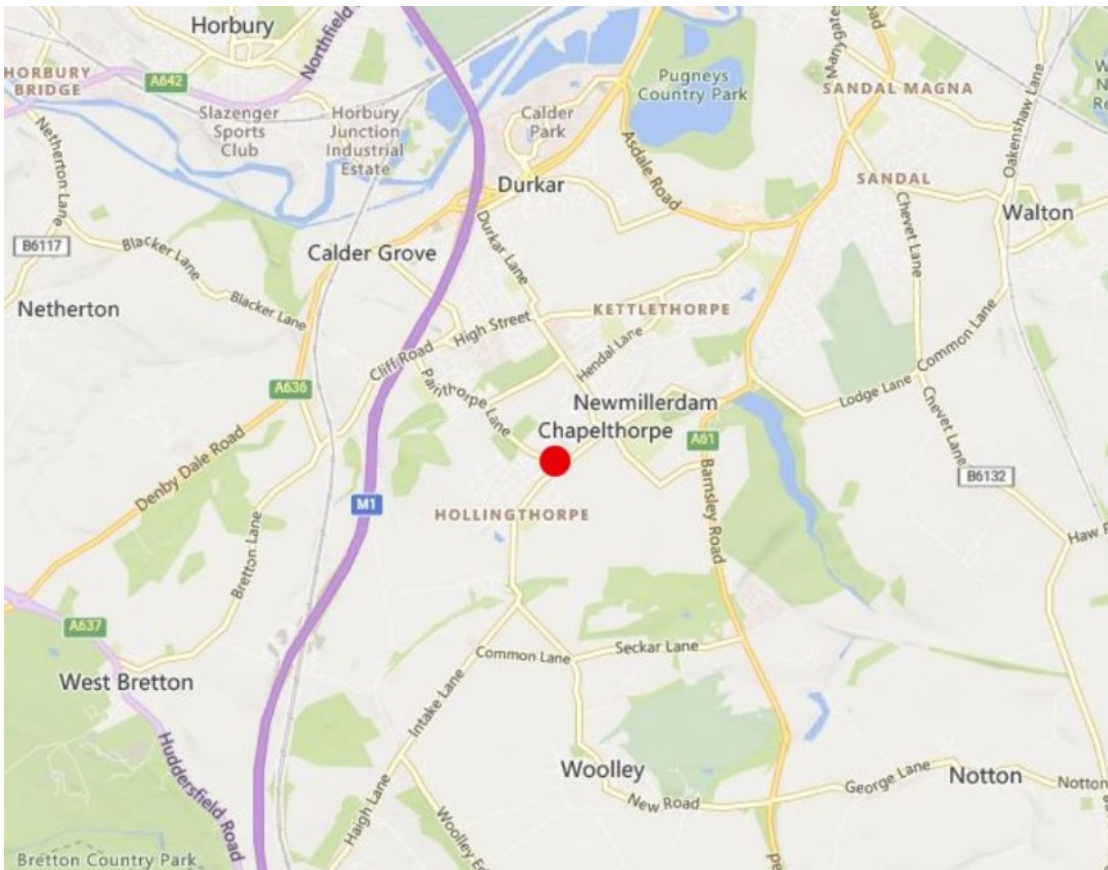
DESCRIPTION

This former minimarket would prove ideal for a similar use but could be suitable for a variety of alternative uses. Internally, the premises are broadly divided into two sections, a retail area with substantial store to the rear along with Wc facilities. The property benefits from having security shutters to the front.

Please note, the adjoining property is also available (556 sq ft).

LOCATION

The premises are situated in the heart of this popular village which in recent times has expanded with several major residential developments. Hall Green benefits from being just a short drive from Junction 39 of the M1 Motorway and is convenient for Wakefield city centre.



ACCOMMODATION

Retail area - 28ft x 18ft 3in = 511 sq ft

Rear store - 27ft x 12ft 4in = 333 sq ft

Plus Wc

Total net internal area = 844 sq ft

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	TBC
SMALL BUSINESS RATES RELIEF	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	D-92

VIEWINGS & FURTHER INFORMATION

	<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 created February 2025 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.