

COMMERCIAL PREMISES TO LET



4 Charlotte Yard, Charlotte Street, Wakefield, WF1 1UB



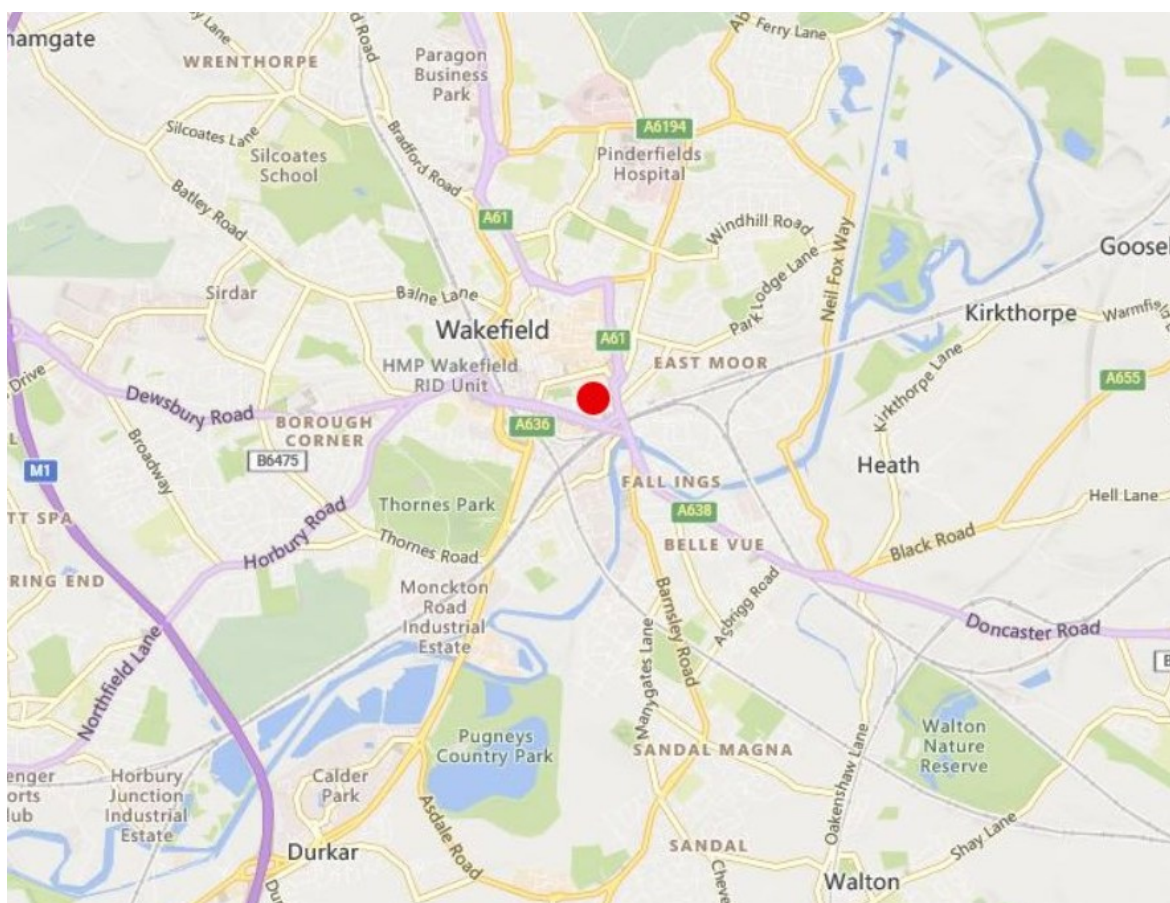
- 576 sq ft (54 sq m)
- On site car parking
- Suitable for various businesses
- Within walking distance of Ings Road Retail Parks
- Close to all local amenities
- Short drive from J39 of the M1 Motorway

DESCRIPTION

This is a charming period brick built building located on the fringe of the city centre. The property provides ground floor office/workshop space with a larger open plan first floor area which may prove ideal for a studio etc. The premises benefits from having three on site car parking spaces, gas central heating, security grills and kitchenette facilities. This property is ready for immediate occupation and would lend itself to various uses subject to gaining the necessary planning consents.

LOCATION

The property is located within Charlotte Yard just off Charlotte Street, close to its junction with Thornhill Street. This area is just south of the city centre near the Morrisons entrance to The Ridings Shopping Centre.



ACCOMMODATION

Ground Floor Left - 10ft 5in x 11ft 4in = 118 sq ft
Ground Floor Right - 12ft 3in x 13ft 0in = 159 sq ft
Plus Wc facilities

First Floor - 13ft 0in x 23ft 0in = 299 sq ft

Total net internal area = 576 sq ft (53.51 sq m)

SUMMARY

RENT	£7,500 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£6,200
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	Awaiting assessment.

VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
	Isobel Smith 01924 291500 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 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.