

# REFURBISHED WAREHOUSE TO LET



3 Park Street, Wakefield, WF1 4EJ



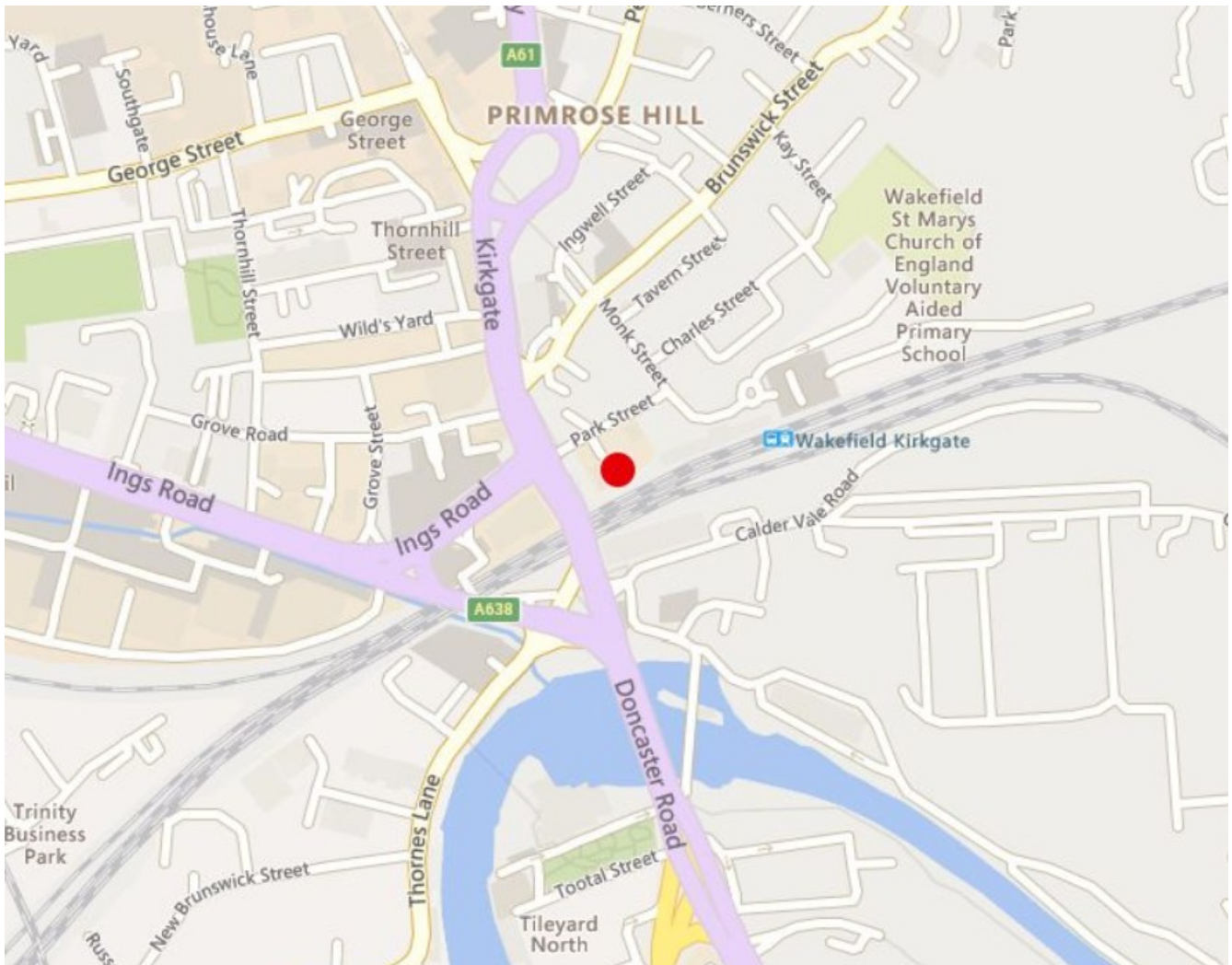
- 1,400 sq ft (130 sq m)
- May suit a trade counter operator
- On site car parking
- Excellent trading position
- Attractive frontage
- Kirkgate Railway Station just a short walk away

## DESCRIPTION

This property is part of a block of four units which have all undergone refurbishment. The premises include 3 phase electricity, WC facilities and manual roller shutter access and has ample car parking.

## LOCATION

The premises are situated on the fringe of the city centre being visible from Ings Road and Doncaster Road. The premises are within walking distance to Kirkgate railway station and the highly desirable Wakefield Waterfront.



## ACCOMMODATION

**Total net internal area = 1,400 sq ft (130 sq m)**

Includes Wc facilities

## SUMMARY

<b>RENT</b>	£17,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	£12,000
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	A-23

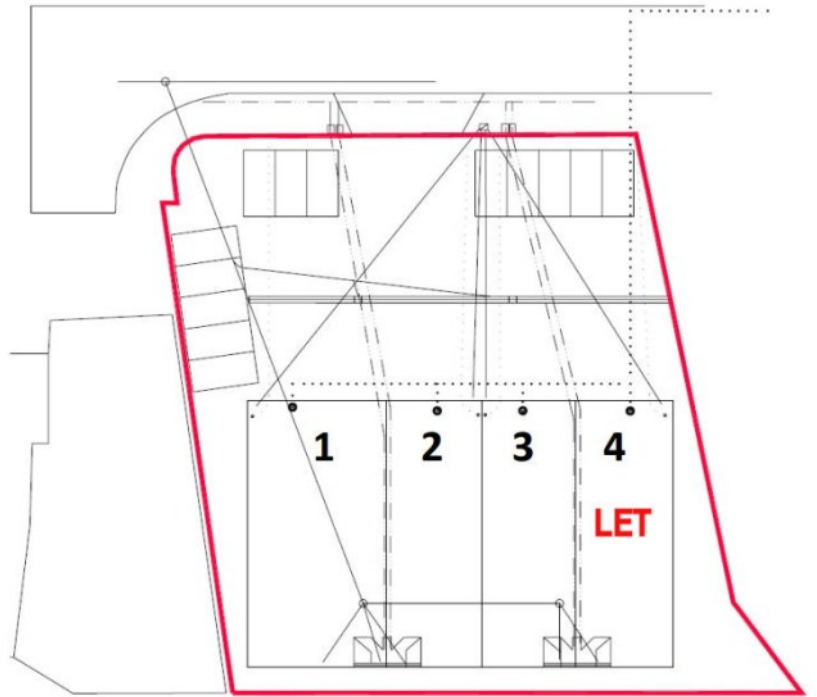
## VIEWINGS & FURTHER INFORMATION



**Isobel Smith**  
01924 291500  
isobel.smith@vickerscarnley.co.uk



**Lee Carnley**  
01924 291500  
lee.carnley@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 or 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 July 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.