

PROMINENT GROUND FLOOR SHOP TO LET

With rear store/workshop



574 Leeds Road, Outwood, WF1 2DT



- 293 sq ft (27.22 sq m)
- Excellent shop frontage
- Useful rear store/workshop
- Located in the popular village of Outwood
- Useful basement storage
- Kitchen & Wc facilities
- On street parking to the front
- Would suit a variety of uses

DESCRIPTION

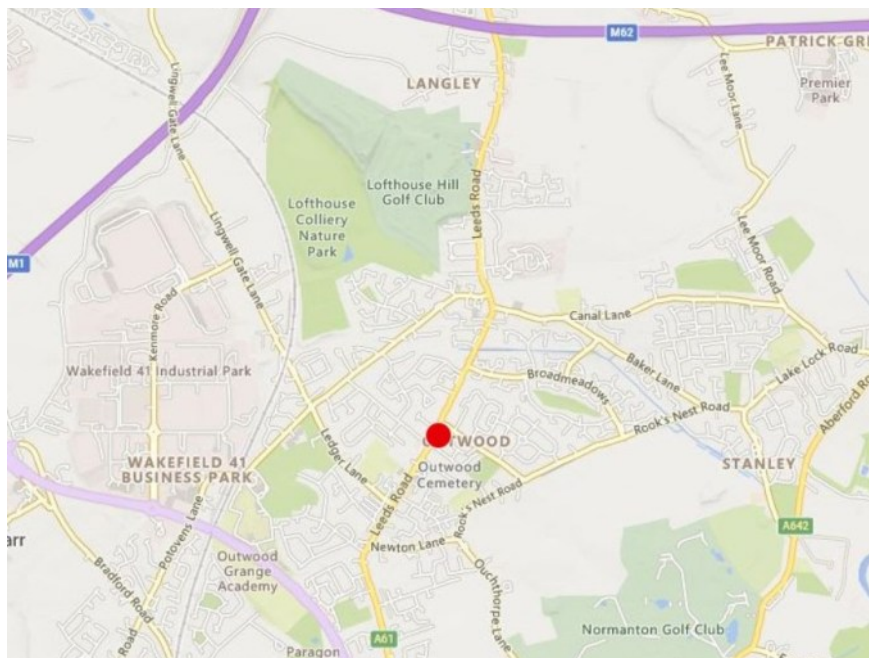
A opportunity to let a characterful brick-built property located on a prominent main road location with excellent shop frontage located within the popular village of Outwood. The property has been recently renovated and has the potential to be a variety of uses subject to consents.

The property has the additional benefit of a rear store/workshop.



LOCATION

The premises occupy a very visible trading position fronting directly onto Leeds Road which is an always sought after position. This is not only a convenient location for Wakefield and Leeds but is just a short drive from Junction 41 of the M1 motorway.



ACCOMMODATION

Front- 13ft 7in x 12ft = 163 sq ft

Rear (Kitchen) - 14ft x 9ft 4in = 130 sq ft

Net internal area- 293 sq ft (plus Wc and basement)

External rear store- 240 sq ft



SUMMARY

SIZE	293 sq ft (27.22 sq m)
RENT	£8,500 per annum
LEASE TERM	Full Repairing and Insuring Basis
RATEABLE VALUE	£3,550
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	D76

VIEWING & FURTHER ENQUIRIES



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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 prepared 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.