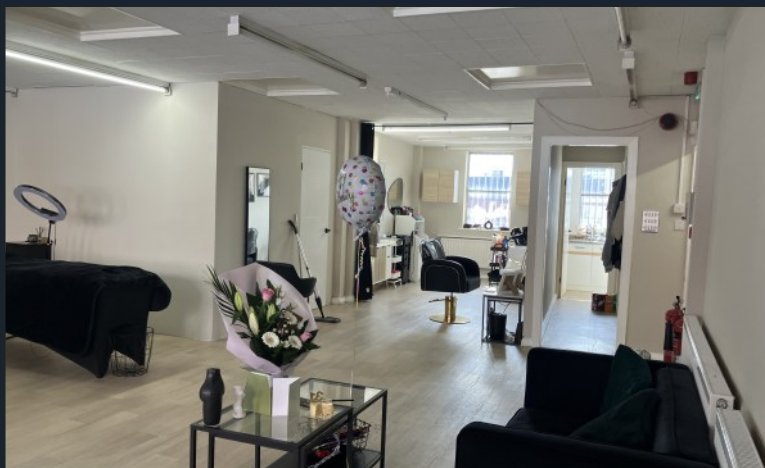


FIRST FLOOR STUDIO/OFFICES TO LET



First Floor, 21a Westgate, Wakefield, WF1 1JZ



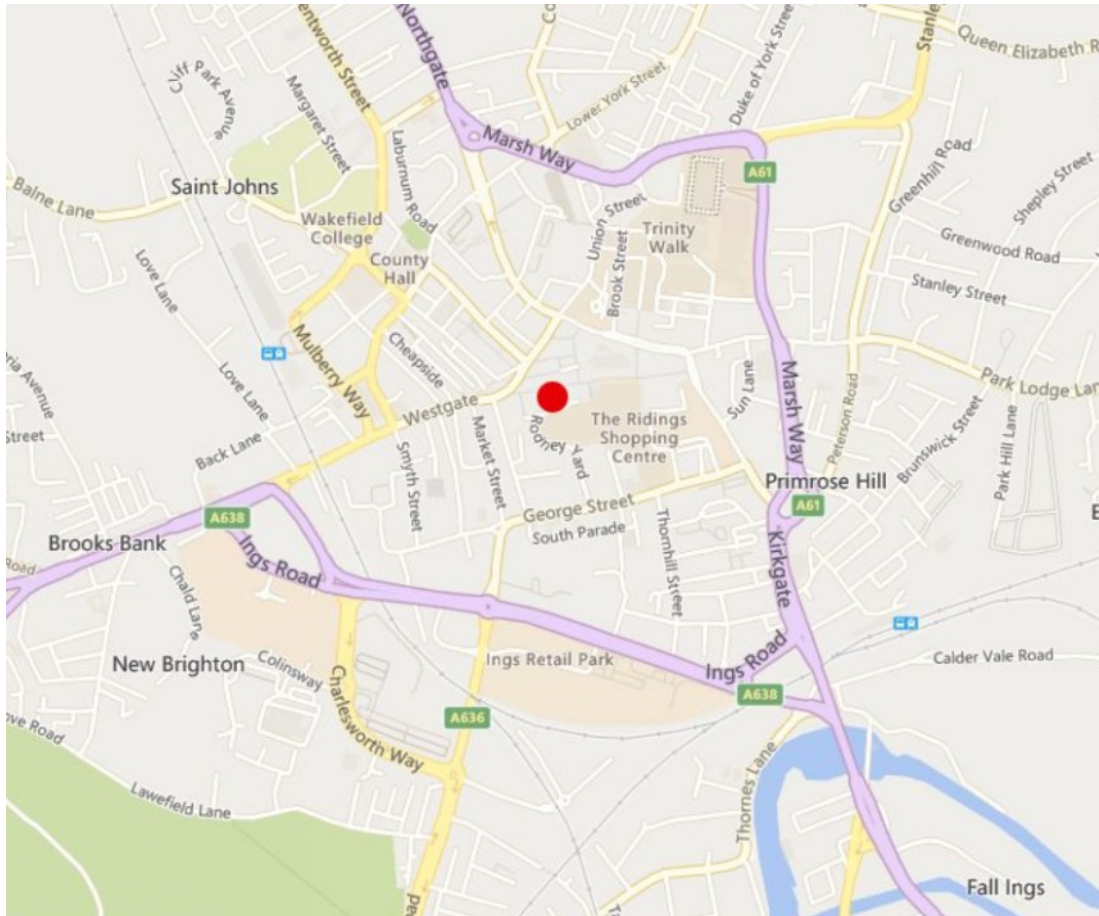
- 950 sq ft / 88 sq m
- Light and airy space
- Precinct location
- Ideal for a variety of uses
- Close to bus and railway station

DESCRIPTION

This is a first floor open plan office suite having the benefit of laminate floor and ample natural light. The property has recently been utilised as a beauty salon but may prove suitable for an alternative use who would benefit from having direct access off the pedestrianised precinct.

LOCATION

The property occupies a very visible location fronting onto the Westgate precinct which leads towards the main shopping areas in the city and is just a few minutes walk from both the bus station and train station making this a more convenient location.



ACCOMODATION

Open plan space total = 950 sq ft (90.7 sq m)

Plus Wc facilities

SUMMARY

RENT	£7,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£7,200
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-83

VIEWINGS & FURTHER ENQUIRIES

	<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 updated April 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.