

FORMER HAIR & BEAUTY SALON WITH TWO BEDROOMED FLAT ABOVE TO LET



5 Waterton Road, Lupset, Wakefield, WF2 8HS



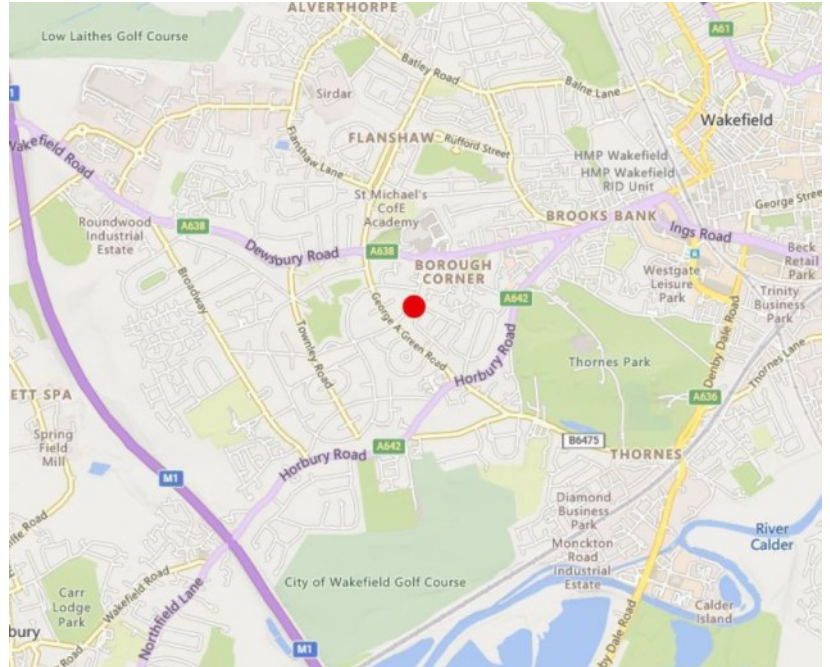
- 585 sq ft (54 sq m)
- May suit a similar user
- Two bed first floor flat
- Rear garden area
- Shared car parking to the front

DESCRIPTION

This former hair and beauty salon is offered to the market with vacant possession and comes with a two bedroomed first floor flat. The premises would ideally suit a similar user but could provide ideal for a variety of different uses. Shared car parking is available to the front of the property.

LOCATION

The premises are situated on Waterton Road in a parade of 4 shop units close to it's Junction with Dewsbury Road which McDonald's and Morrisons are situated on. The units benefit from being amongst a vast housing estate but it's less than a 5 minute drive from Junction 40 of the M1 Motorway.



ACCOMMODATION

Retail Unit

Main salon area - 15ft x 13ft 6in = 202 sq ft
Right hand side area - 12ft 5in x 9ft 4in = 116 sq ft
Rear area - 15ft x 15ft = 225 sq ft
Separate treatment room - 13ft 4in 9ft 2in = 122 sq ft

Total net internal area = 585 sq ft (54 sq m)

First Floor Flat

Lounge - 18ft 6in x 12ft 6in
Bed 1 - 12ft 7in x 11ft
Bed 2 - 12ft 5in x 9ft 9in
Kitchen - 12ft 5in x 9ft 9in
Bathroom with shower 19ft 3in x 9ft 5in

SUMMARY

SIZE	585 sq ft (54 sq m)
RENT	£15,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£2,800
SMALL BUSINESS RATES RELIEF	Applicable. 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-90

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 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.