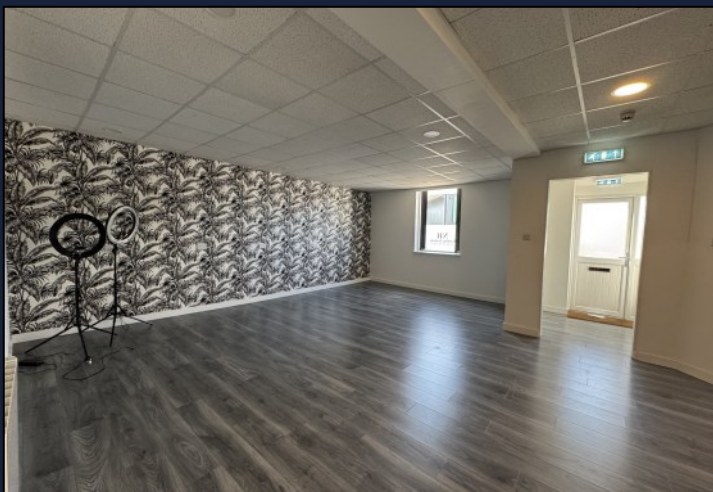


# GROUND FLOOR RETAIL/OFFICE SPACE TO LET



173 Doncaster Road, Wakefield, WF1 5EZ



- 1,727 sq ft (160 sq m)
- Open plan and private offices
- Kitchen and Wc facilities
- Prominent main road position
- Directly opposite the newly developed Wakefield Trinity Rugby Ground
- Close to Hepworth Gallery

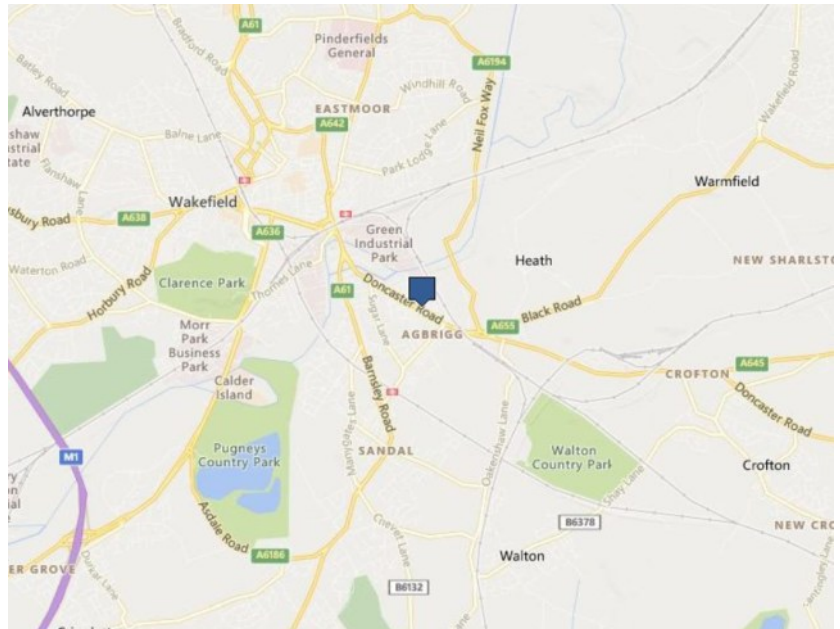
## DESCRIPTION

An opportunity to let ground floor office space/training rooms extending to approx. 1,727 sq ft made up of open plan and private office space with kitchen and male & female Wc facilities. The property is ideally located on Doncaster Road opposite newly developed Wakefield Rugby League ground with routes to Wakefield City Centre, Castleford, Pontefract and Doncaster. The offices are ideal for general office use, training or a health centre subject to the necessary planning consents.

Car parking is on street parking only to the rear of the property.

## LOCATION

The property occupies a very prominent main road position fronting directly onto Doncaster Road (A636, which is the main road into Wakefield from Castleford, Pontefract and Doncaster). This is therefore a very visible trading location being situated part way between the Hepworth Gallery and the newly developed Wakefield Trinity Rugby League Stadium.



## ACCOMMODATION

1. Front right office- 19ft x 5ft 9in = 109 sq ft
2. Front left office - 14ft 9in x 9ft 8in = 142 sq ft
3. Middle left area - 19ft 6in x 15ft = 292 sq ft
4. Reception (open) office - 15ft 6in x 14ft = 217 sq ft
5. Office - 12ft 6in x 9ft = 112 sq ft
6. Office - 13ft 6in x 13ft = 175 sq ft
7. Open office- 13ft x 14ft = 182 sq ft
8. Kitchen- 15ft x 7ft = 105 sq ft
9. Rear office- 19ft 8in x 20ft = 393 sq ft

**Total - 1,727 sq ft (160.44 sq m)**

## SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£14,250
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	To be assessed.

## VIEWINGS & 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 updated May 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.