

PRIME RETAIL UNIT WITH UPPER PARTS FREEHOLD FOR SALE



52 Kirkgate, Wakefield, WF1 1TQ



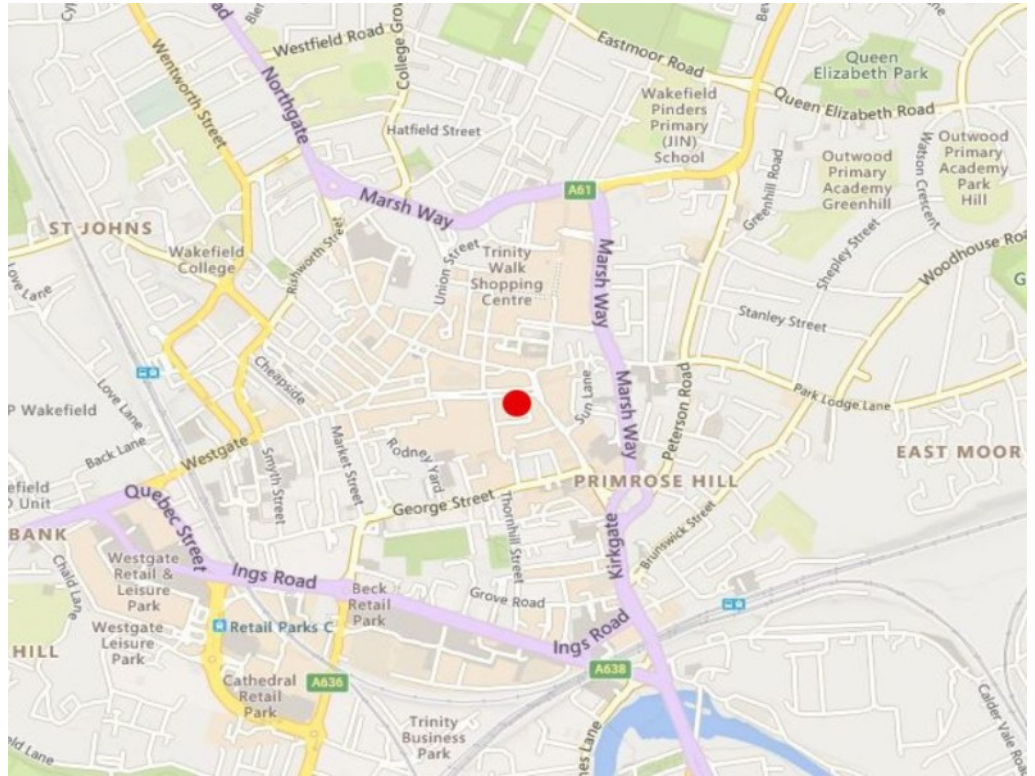
- 1,042 sq ft (96.8 sq m)
- City centre location
- Ample of storage space
- Close to The Ridings Shopping Centre & Trinity Walk shopping centre
- Would suit a wide variety of uses, subject to gaining the necessary planning permission

DESCRIPTION

This is a three storey brick built terrace style retail property while most of the accommodation is situated on the ground floor. The premises does benefit from having two further floors providing excellent storage space plus Wc facilities. This is an ideal opportunity to acquire a freehold property in the heart of the City centre.

LOCATION

Situated in the heart of the City Centre across from Halifax bank and just a few paces away from Iceland. The property occupies a very visible position on Kirkgate which fronts onto the main pedestrian shopping precinct close by to The Ridings Shopping Centre and Trinity Walk Shopping Centre. Wakefield benefits from being a very accessible city centre with ample car parking nearby.



ACCOMMODATION

Ground floor

609 sq ft

First Floor

151 sq ft

Second Floor

282 sq ft (includes Wc and kitchen)

Total net internal area = 1,042 Sq Ft (96.8 Sq M)

SUMMARY

PRICE	£145,000
RATEABLE VALUE	£6,400
VAT	Applicable.
LEGAL FEES	Each party is to be responsible for their own legal costs.
EPC	E-122

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 created 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.