

SMALL SHOP/OFFICE  
WITH FIRST FLOOR STORAGE  
**TO LET**



**6 King Street, Wakefield, WF1 2SQ**



- 465 sq ft / 43 sq m
- Very central location
- Excellent external security
- Additional F.F. storage
- Very accessible location
- Could suit a variety of uses

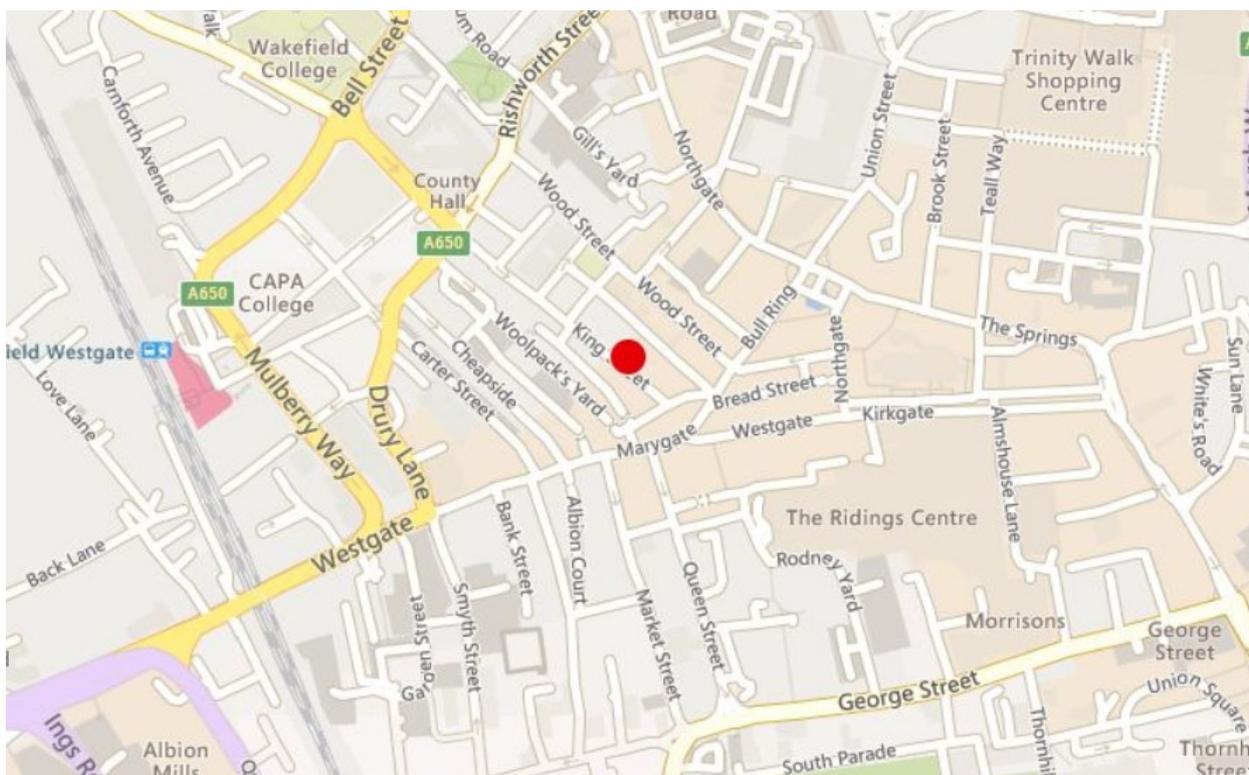
## DESCRIPTION

This is a two story brick built property with an external security shutter to the front with excellent display window behind. The ground floor parts consist of a fully tiled sales area with a small kitchenette and Wc facilities to the rear. Stairs lead to the first floor where there are two further rooms which could be utilised as storage.

Please note, in this instance, Barbers and Vape retailers will not be considered.

## LOCATION

The property is situated on King Street close to it's junction with Silver Street and just a short walk away form the King Street medical centre in Wakefield's main retail area.



## ACCOMODATION

Front retail area - 16ft 6in x 14ft 5in = 240 sq ft

Rear kitchenette - 10ft 8in x 3ft 7in = 37 sq ft

Plus Wc facilities

Store - 13ft 2in x 9ft 7in = 125 sq ft

Store - 9ft 9in x 6ft 5in = 63 sq ft

**Total net internal area = 465 sq ft**

## SUMMARY

<b>RENT</b>	£8,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	£2,850
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	E-105

## VIEWINGS & FURTHER INFORMATION



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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 June 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.