

SUPERB MAIN ROAD DETACHED SHOWROOM TO LET

Vickers
carnley



267 Barnsley Road, Sandal, Wakefield, WF2 6AH



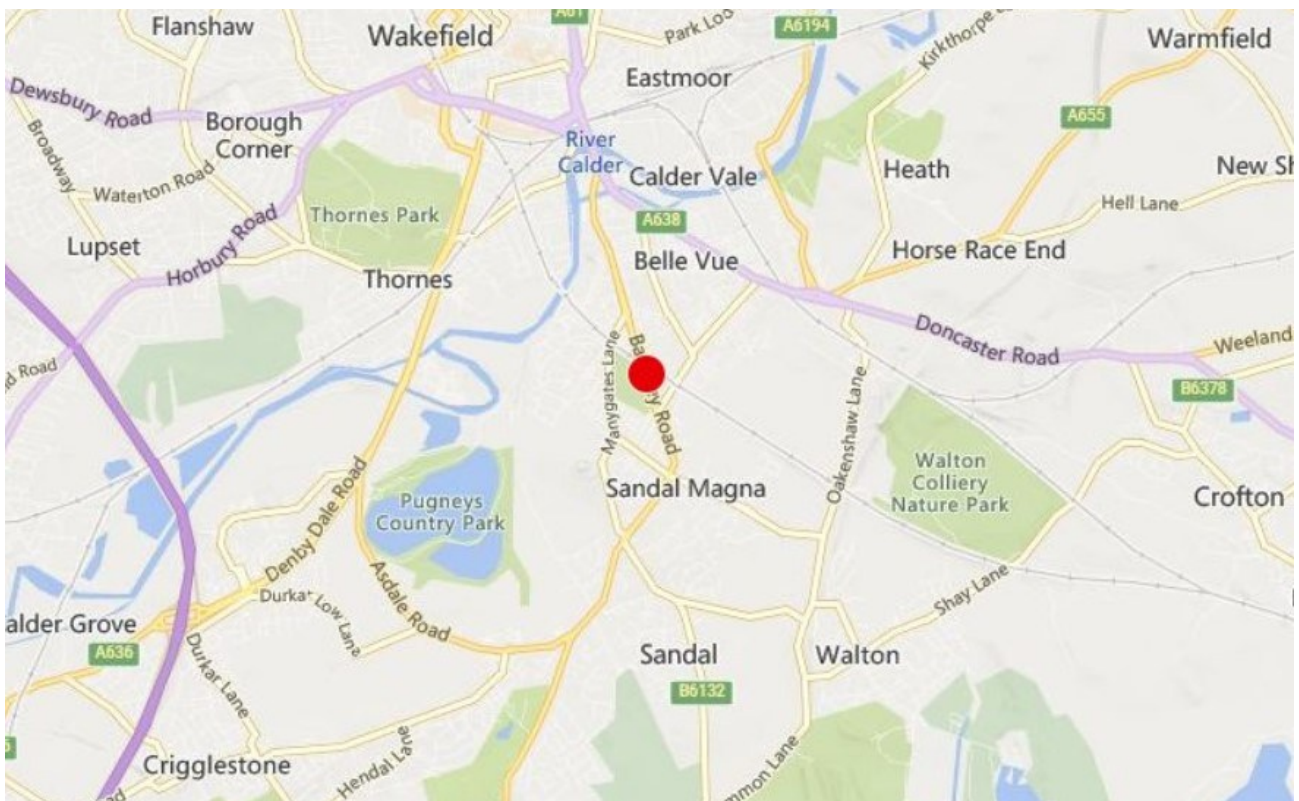
- 2,000 Sq Ft (186 Sq M)
- Suitable for a variety of uses
- High profile trading position
- Main road frontage
- Ample on site car parking
- Wc facilities

DESCRIPTION

This is a truly unique retail opportunity situated in a highly visible trading position. This former car showroom could easily be utilised for a number of uses who would enjoy a main road trading position. The property includes Wc facilities. The site benefits from having ample car parking spaces.

LOCATION

The site occupies a very prominent and widely known location fronting onto Barnsley Road, adjacent to the retailer Crate Escape. Being ideally situated for the city centre and the residential areas of Sandal, Newmillerdam and Notton. J39 of the M1 Motorway is just a short drive away.



ACCOMODATION

Gross Internal Area- 2,000 sq ft

Includes Wc facilities

SUMMARY

RENT	£45,000 per annum. The first quarters rent is payable in advance.
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£18,000
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	B-48

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 July 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.