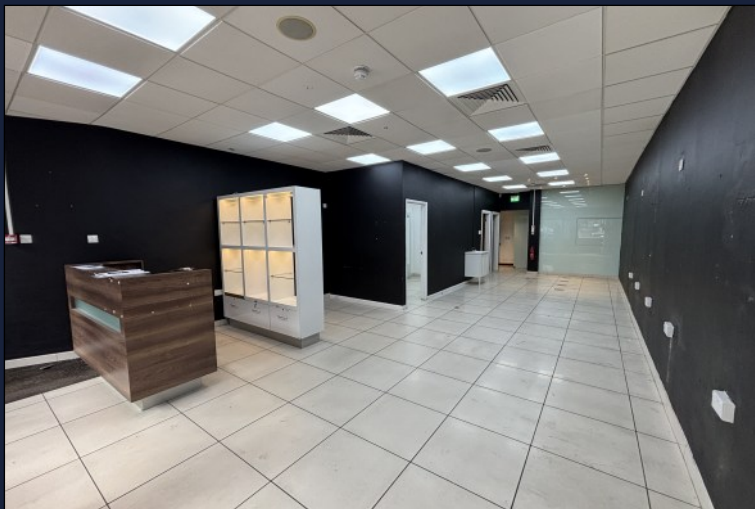


GROUND FLOOR RETAIL UNIT TO LET



26 Wood Street, Wakefield, WF1 2ED



- 811 Sq Ft (75.34 Sq M)
- May suit a variety of users
- Well presented throughout
- Ground floor open plan space
- Separate treatment room
- Main road frontage
- Kitchen and Wc facilities

DESCRIPTION

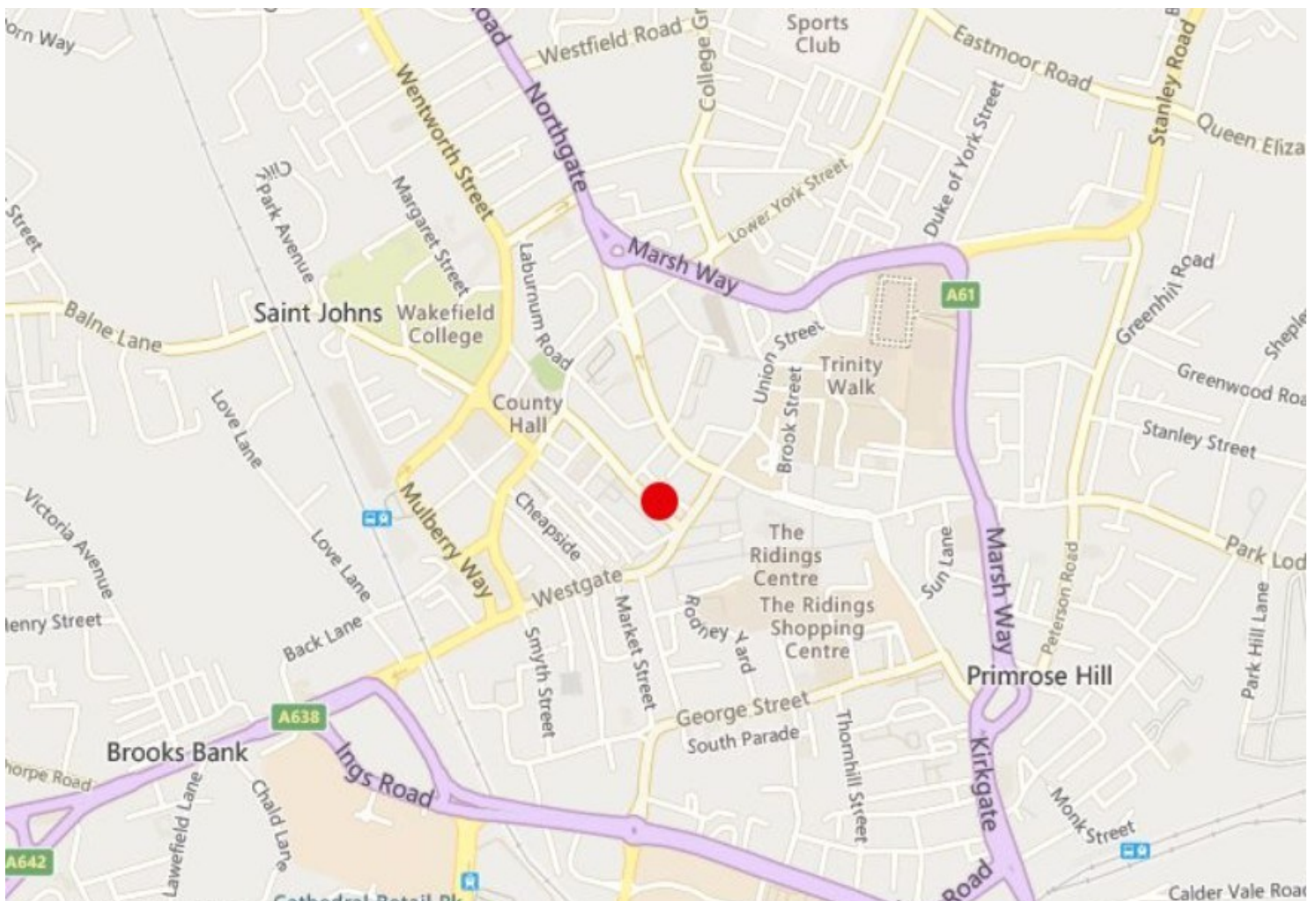
An excellent opportunity to acquire a spacious ground floor retail unit which has been utilised over the years as a tattoo studio and formerly a hair salon.

The premises are well presented throughout and benefits from having a tiled ceramic floor and suspended ceiling with modern light boxes. There is an additional room which could be used as a treatment room.

A kitchen and Wc facilities are also provided for. The property is fully alarmed. Externally, the property has a retractable canopy.

LOCATION

The property occupies a very visible trading position on Wood Street adjoining Vanilla Bean coffee shop and close to several other popular eateries. Wood Street benefits from having on street car parking and several large car parks which are all located within a few minutes walk. This area of the city is widely regarded as an up and coming location which will only improve in future years.



ACCOMODATION

Main retail area - 17ft 6in x 40ft 4in = 706 sq ft

Treatment room - 5ft 10in x 5ft = 29 sq ft

Utility area - 5ft 8in x 6ft 8in = 38 sq ft

Kitchenette - 5ft 6in x 6ft 10in = 38 sq ft

Total net internal area = 811 sq ft (Includes Wc facilities)



SUMMARY

RENT	£13,000 per annum. The first quarters rent is payable upon legal completion.
LEASE TERM	Full Repairing and Insuring Basis.
RATEABLE VALUE	£10,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
BOND	Equivalent of 3 months rent
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-57

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 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.