

# FORMER SCRAP METAL YARD TO LET/MAY SELL



89 Back Mount Pleasant, Wakefield, WF1 4NP



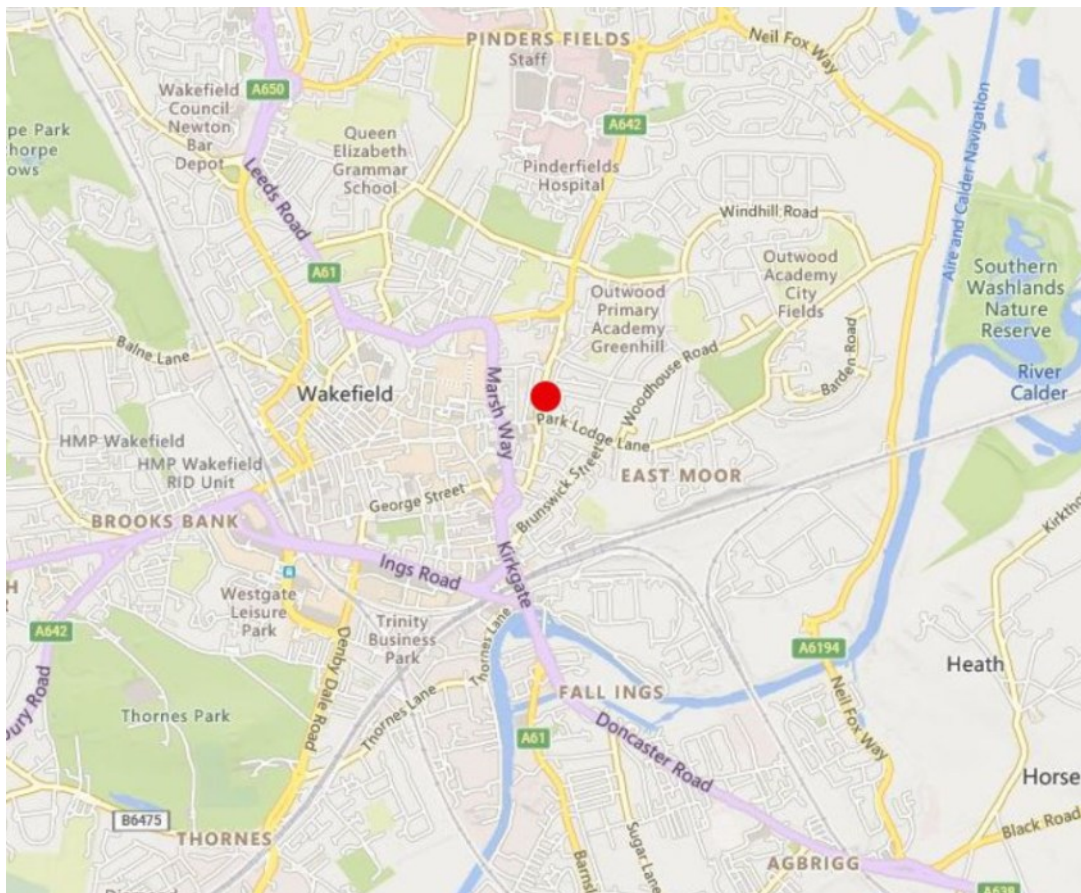
- 0.35 acres
- One of Wakefield's oldest scrap yard location
- Fully fenced and gated
- Ample hard standing
- Various shelter and commercial work areas
- Electric and water connected

## DESCRIPTION

This is a mainly level surfaced area which for many years has been used as a scrap metal merchants. The site is fenced and gated and is widely known locally. This yard would prove ideal for a scrap yard or an alternative yard use **SUBJECT TO GAINING THE NECESSARY PLANNING PERMISSION.**

## LOCATION

This site occupies a central location within Wakefield, therefore making this a very convenient trading location for the city centre and Motorway network. The site is situated between Stanley Road and Park Lodge Lane.



## ACCOMMODATION

Yard area—approx. 0.35 acres  
With several covered shelters.



SUMMARY

RENT	£18,000 per annum
LEASE	Full Repairing and Insuring.
PRICE	£475,000
RATEABLE VALUE	£6,600
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Not applicable.

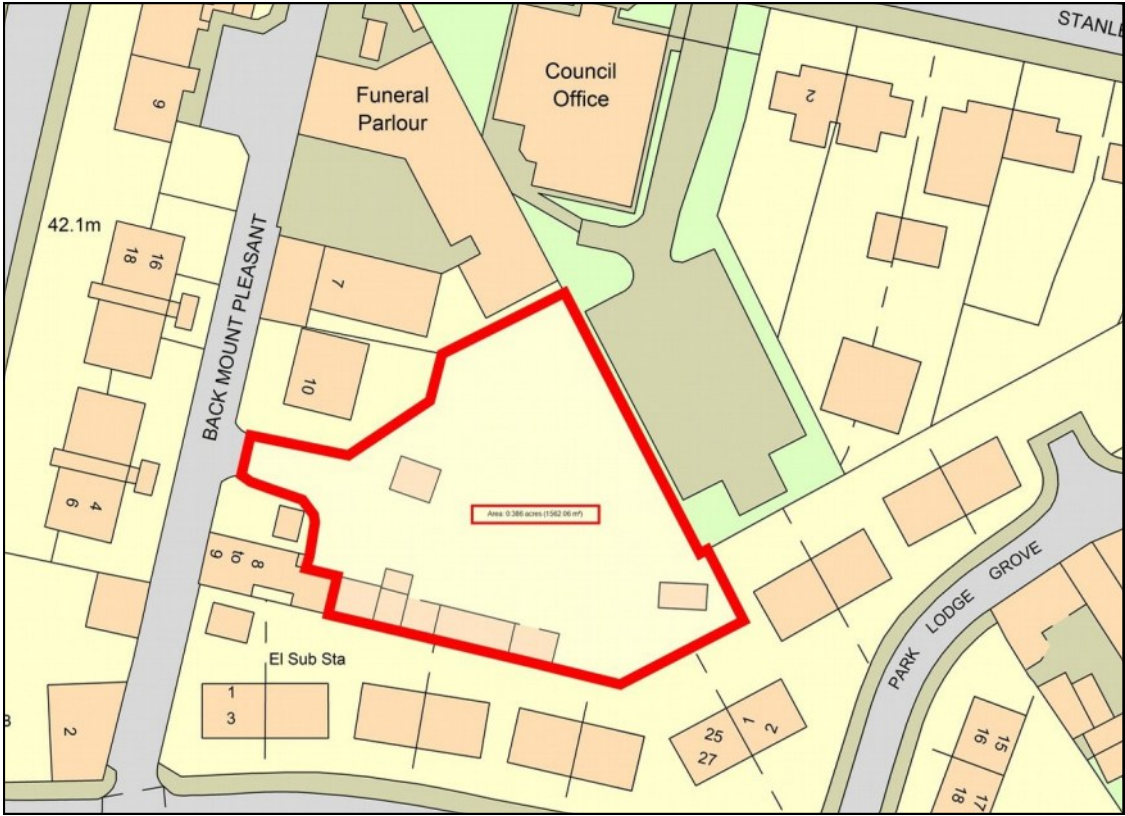
VIEWINGS & FURTHER ENQUIRIES



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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.