

# GROUND FLOOR RETAIL UNIT TO LET



96 Agbrigg Road, Wakefield, WF1 5AY



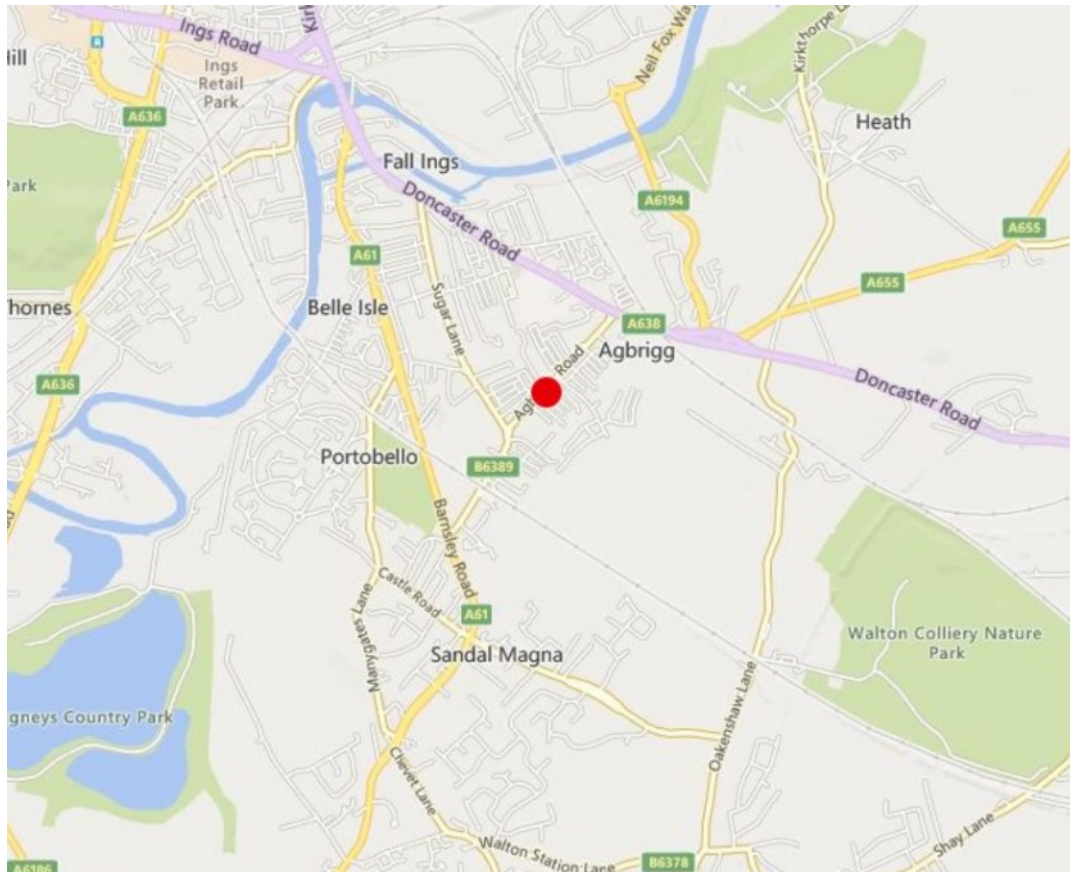
- 214 sq ft (20 sq m)
- Reception area
- Treatment room
- Visible trading position
- Busy neighbourhood
- Short drive into Wakefield city centre

## DESCRIPTION

This ground floor unit offers two rooms. Ideal for anyone requiring a reception area and a treatment room. An outside toilet is available to the rear of the property.

## LOCATION

This former clinic occupies a very visible trading position fronting onto Agbrigg Road. Agbrigg is a busy area on the fringe of the City Centre.



## ACCOMMODATION

Reception - 10ft x 7ft 9in = 77 sq ft

Treatment Room - 10ft x 13ft 9in = 137 sq ft

**Total net internal area = 214 sq ft Plus outside toilet.**

SUMMARY

RENT	£6,500 per annum. The first quarters rent is payable upon legal completion.
LEASE TERM	Full Repairing and Insuring Basis.
RATEABLE VALUE	£2,750
SMALL BUSINESS RATES RELIEF	Applicable. 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	TBC

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 August 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.