

PART LET COMMERCIAL INVESTMENT PROPERTY FOR SALE

Vickers
carnley



Units 1, 2 & 3, 50 Wrenthorpe Road, Wakefield, WF2 0LP



- Approx. 2,200 sq ft
- Three lettable units
- Two units let
- Sought after village location
- Very flexible/divisible space

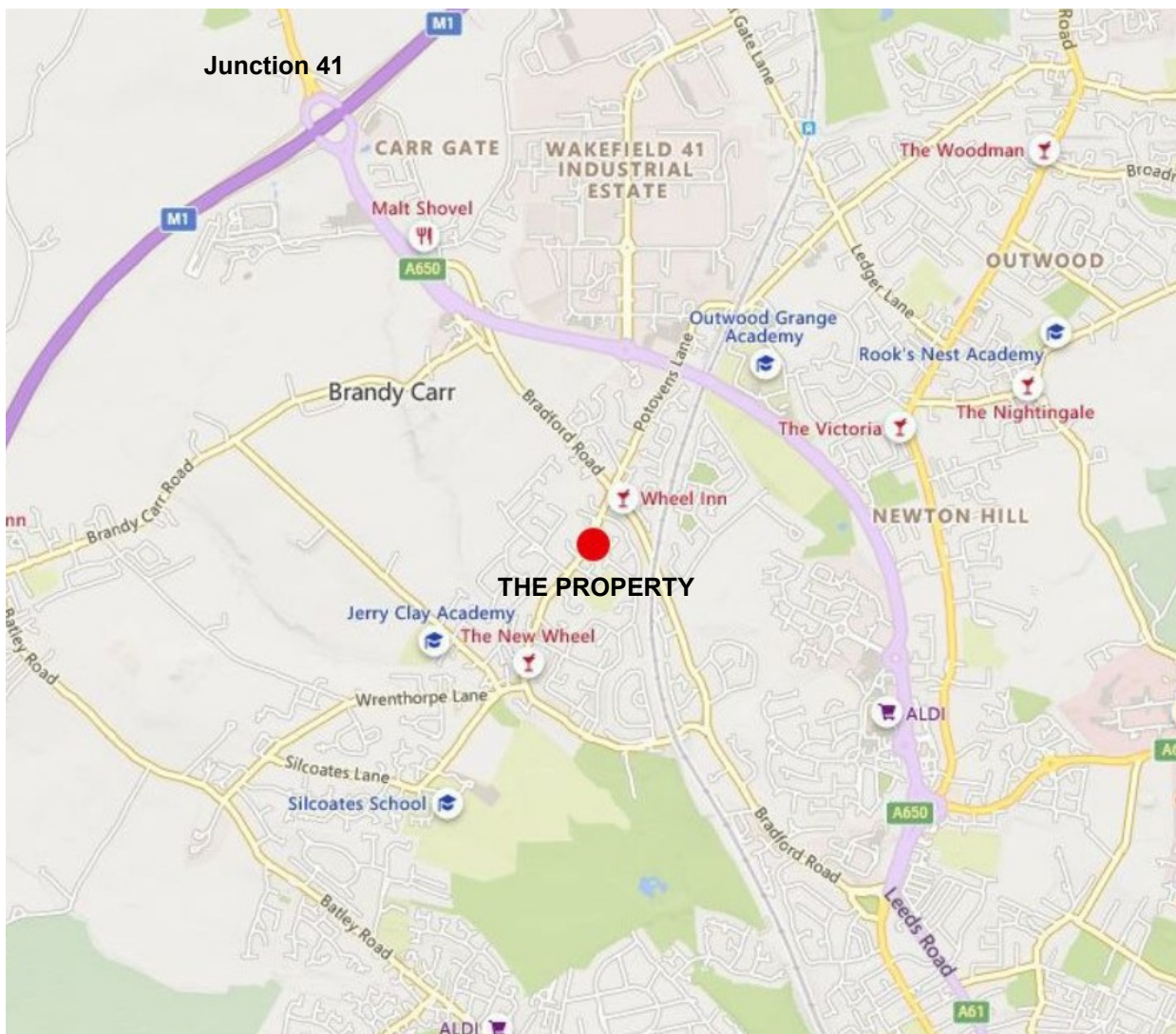
DESCRIPTION

This detached property offers three individual lettable units, two of which are currently let. The vacant unit has been left empty to allow a purchaser some flexibility with regards to the future growth of the investment.

In recent times, beauty/clinic type operators have occupied the space with a children's play centre to the rear. When space has become available, it has always let very quickly due to the fact that there are very few opportunities in the village.

LOCATION

The property occupies a very visible trading position fronting onto Wrenthorpe Road in the heart of the village just a few minutes drive from Junction 41 of the M1 Motorway and the city centre. Wrenthorpe is a very popular and sought after residential village with several very well respected schools nearby which attracts families to the area.



ACCOMODATION

50a Wrenthorpe Road (Children's Play Centre)

| | |
|----------------------|---------------------------------|
| Open plan studio - | 19ft 6in x 14ft = 273 sq ft |
| Loft corner office - | 14ft 10in x 8ft 5in = 126 sq ft |
| Rear Office - | 15ft x 7ft 10in = 117 sq ft |
| Rear right office - | 19ft 3in x 7ft 2in = 138 sq ft |
| Right office - | 10ft x 9ft 8in = 97 sq ft |
| Office - | 9ft 6in x 6ft = 57 sq ft |

Total net internal area = 808 sq ft

50b Wrenthorpe Road (Vacant hair salon)

| | |
|---------|------------------------------|
| Front - | 13ft 10in x 12ft = 166 sq ft |
| Rear - | 9ft x 6ft 10in = 61 sq ft |

Total net internal area = 227 sq ft

50c Wrenthorpe Road (Beauty salon)

GF

| | |
|---------|----------------------------------|
| Front - | 14ft 8in x 10ft 8in = 156 sq ft |
| Rear - | 23ft x 14ft = 322 sq ft |
| | (Divided into 4 treatment rooms) |

FF

| | |
|------------------------|-----------------------------------|
| Treatment room left - | 13ft 3in x 8ft 10in = 117 sq ft |
| Reception area - | 11ft x 5ft = 55 sq ft |
| Kitchen area - | 6ft 9in x 4ft = 27 sq ft |
| Treatment room right - | 10ft 10in x 10ft 10in = 117 sq ft |
| Treatment room rear - | 11ft x 7ft 7in = 83 sq ft |

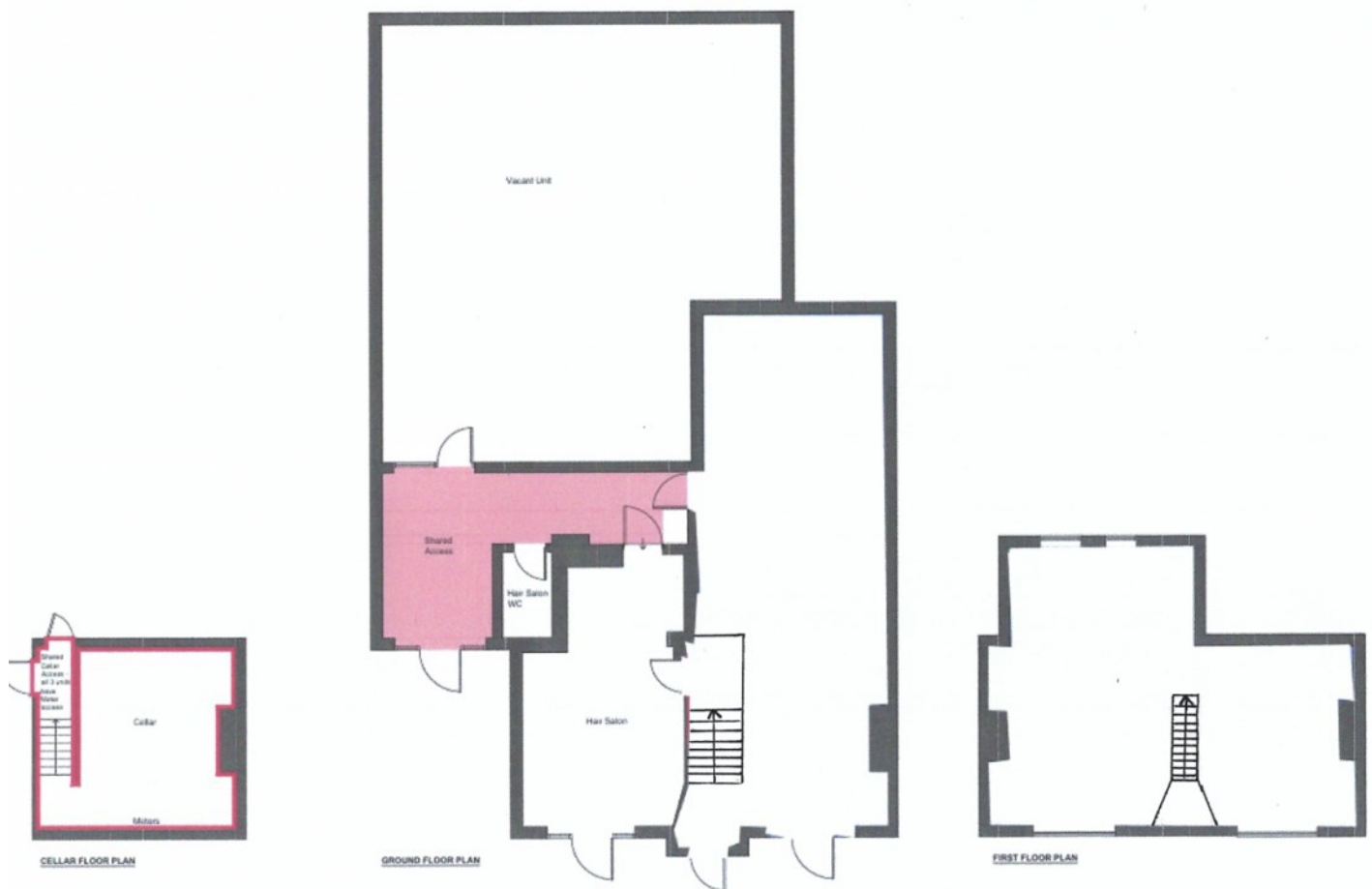
Total net internal area = 877 sq ft



Unit 1



First Floor Unit 3



TENANCY DETAILS

50a Wrenthorpe Road (Children's play centre)

The premises are held by way of an Internal Repairing and Insuring lease expiring 2027. The current rent being £7,200 per annum.

50b Wrenthorpe Road

Estimated rental value £8,500. Currently vacant.

50c Wrenthorpe Road (Beauty salon)

The current rental value is £9,600 by way of an informal arrangement.

SUMMARY

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|-----------------------------|--|
| PRICE | £315,000 |
| TENURE | Freehold. |
| RATEABLE VALUE | 50a Wrenthorpe Road - £9,000 50b Wrenthorpe Road - £2,175 50c Wrenthorpe Road - £6,800 |
| 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 | 50a Wrenthorpe Road - E-108 50b Wrenthorpe Road - C-56 50c Wrenthorpe Road - E-108 |

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 September 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.