

# CITY CENTRE COMMERCIAL PREMISES FREEHOLD FOR SALE



19-25 Wood Street, Wakefield, WF1 2EL



- 3,915 Sq Ft (363.7 Sq M)
- Offers Over £250,000
- Accommodation over 3 floors
- Useful basement storage
- Kitchen & Wc facilities
- Open plan and private space
- City centre location



## DESCRIPTION

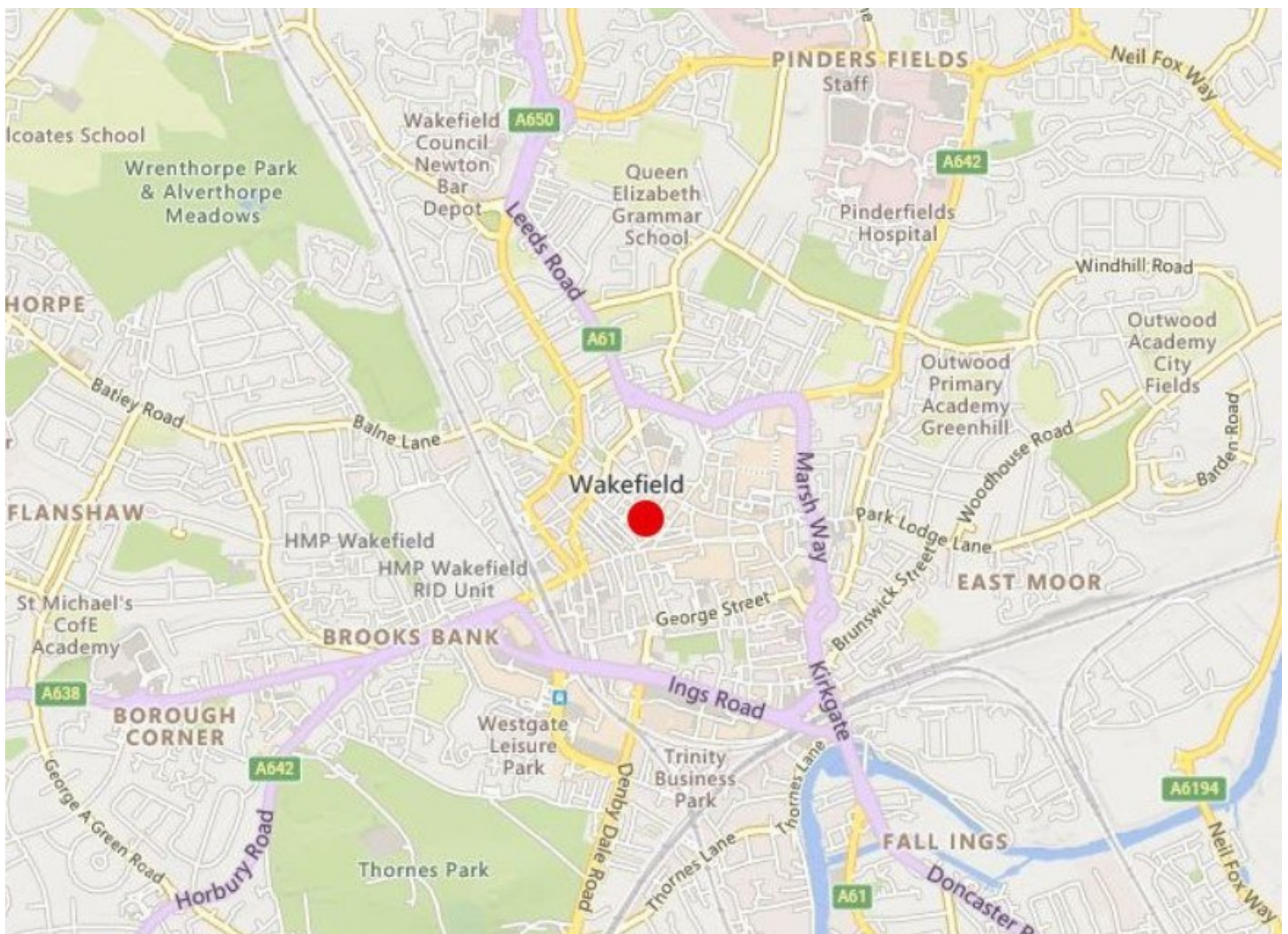
This is a rare opportunity to acquire a freehold landmark property in the heart of the city centre. For many years the premises was home to Yorkshire Electricity Board but more recently, Wakefield District Housing utilised the premises for their offices.

Situated on the fringe of the Wood Street residential redevelopment scheme, this could be the ideal opportunity to be part of this exciting city centre regeneration scheme.

Internally the accommodation offers both private and open plan offices over 3 floors with a ground floor reception area and can also be accessed from the rear of George & Crown yard.

## LOCATION

The property occupies a very visible location on Wood Street among a wide variety of other users including, The Smokehouse, Qubana Restaurant, Oliver Dean Hair Salon and the ever-growing popular Vanilla Bean Cafe. This part of the city is very accessible and has the benefit of on street pay and display car parking. Both the railway and bus station are just a short walk away.



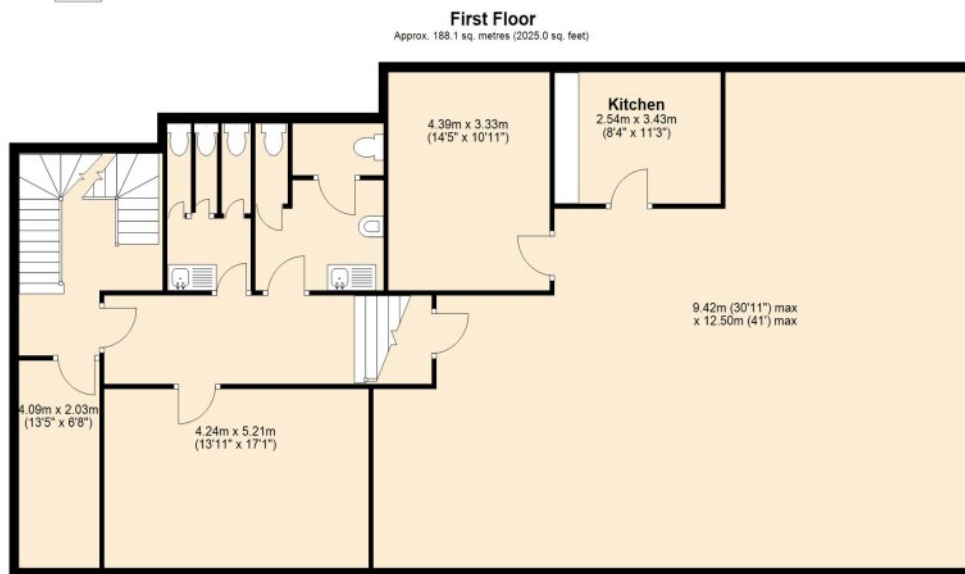
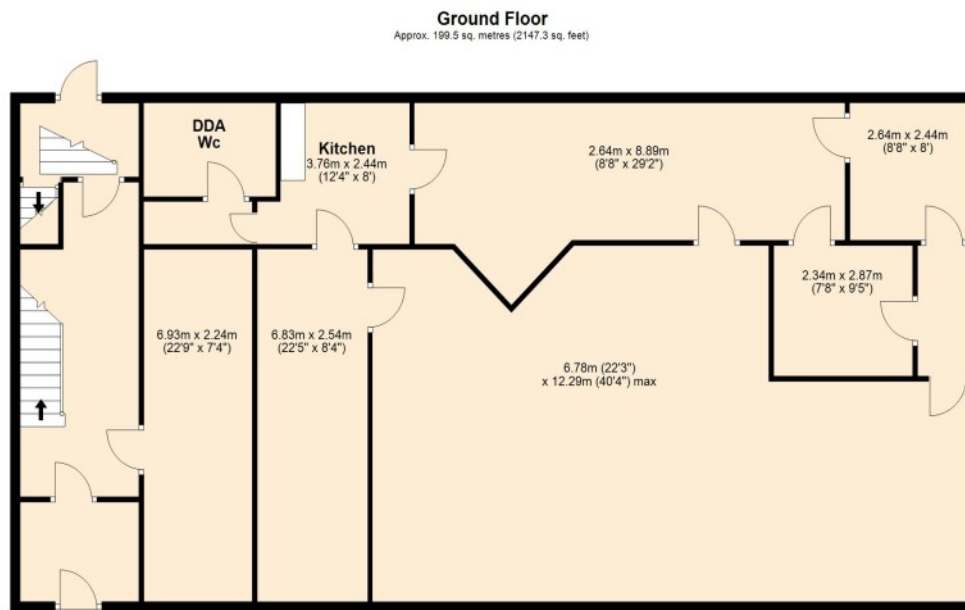
## ACCOMMODATION

Ground floor- 1,736 Sq Ft (161.2 Sq M)

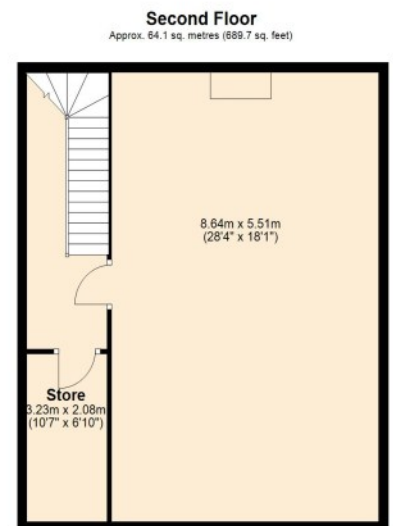
First Floor- 1,604 Sq Ft (149 Sq M)

Second Floor- 575 Sq Ft (53.4 Sq M)

**Total net internal area- 3,915 Sq Ft (363.7 Sq M)**



Total area: approx. 451.7 sq. metres (4862.0 sq. feet)



## SUMMARY

PRICE	Offers Over £250,000
RATEABLE VALUE	£27,250
VAT	Not Applicable.
LEGAL FEES	Each party is to be responsible for their own legal costs.
EPC	E124

## VIEWINGS & FURTHER ENQUIRIES



**Lee Carnley**  
01924 291500  
[lee.carnley@vickerscarnley.co.uk](mailto:lee.carnley@vickerscarnley.co.uk)



**Isobel Smith**  
01924 291500  
[isobel.smith@vickerscarnley.co.uk](mailto:isobel.smith@vickerscarnley.co.uk)



## 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 or 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.