

FORMER PUBLIC HOUSE
TO LET/MAY SELL
IN NEED OF SIGNIFICANT REFURBISHMENT



55 Aberford Road, Wakefield, WF1 4AW

Up to 2,500 sq ft plus at least 50 car parking spaces.
Approx 0.8 acres.



DEMISE

Interested parties should be aware that the property is being offered in shell form and will need significant investment from a potential tenant.

The quoted size is only an indication. This would depend on the ingoing tenants intensions with the property.

PROPOSITION

The premises are offered to the market with a rental of £45,000 per annum on an FRI basis for a term to be agreed.

Alternatively, the property is available by way of a freehold opportunity. Offers are being sought in excess of £750,000.

LOCATION

The premises front onto Aberford Road close to Wakefield's premier housing development City Fields and Pinderfields Hospital. Junction 30 of the M62 motorway is less than 2.5 miles away.



Please note, this plan is for identification purposes only and should not be relied upon.

FURTHER INTEREST

Interested parties in the first instance should discuss their proposals with either Lee Carnley or Isobel Smith at this office prior to arranging a site visit.