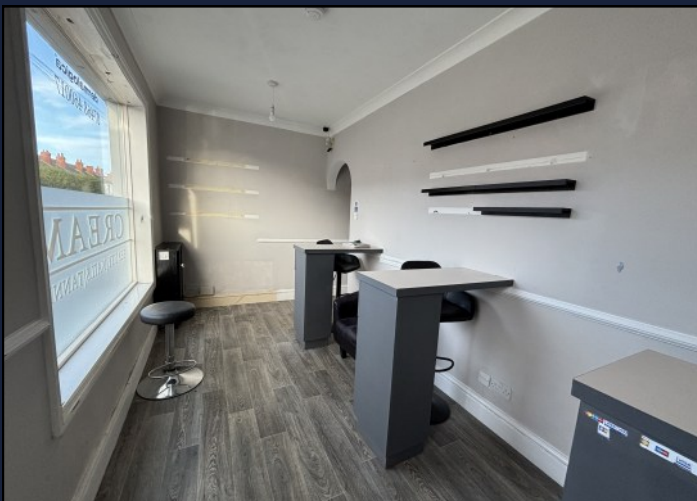


FORMER HAIR AND BEAUTY SALON TO LET



Ground Floor and Basement, 360 Leeds Road Wakefield, WF1 2JA



- 366 sq ft (34 sq m)
- Nail bar area
- Two private treatment rooms
- Former basement hair salon
- 2 car parking spaces
- Convenient location

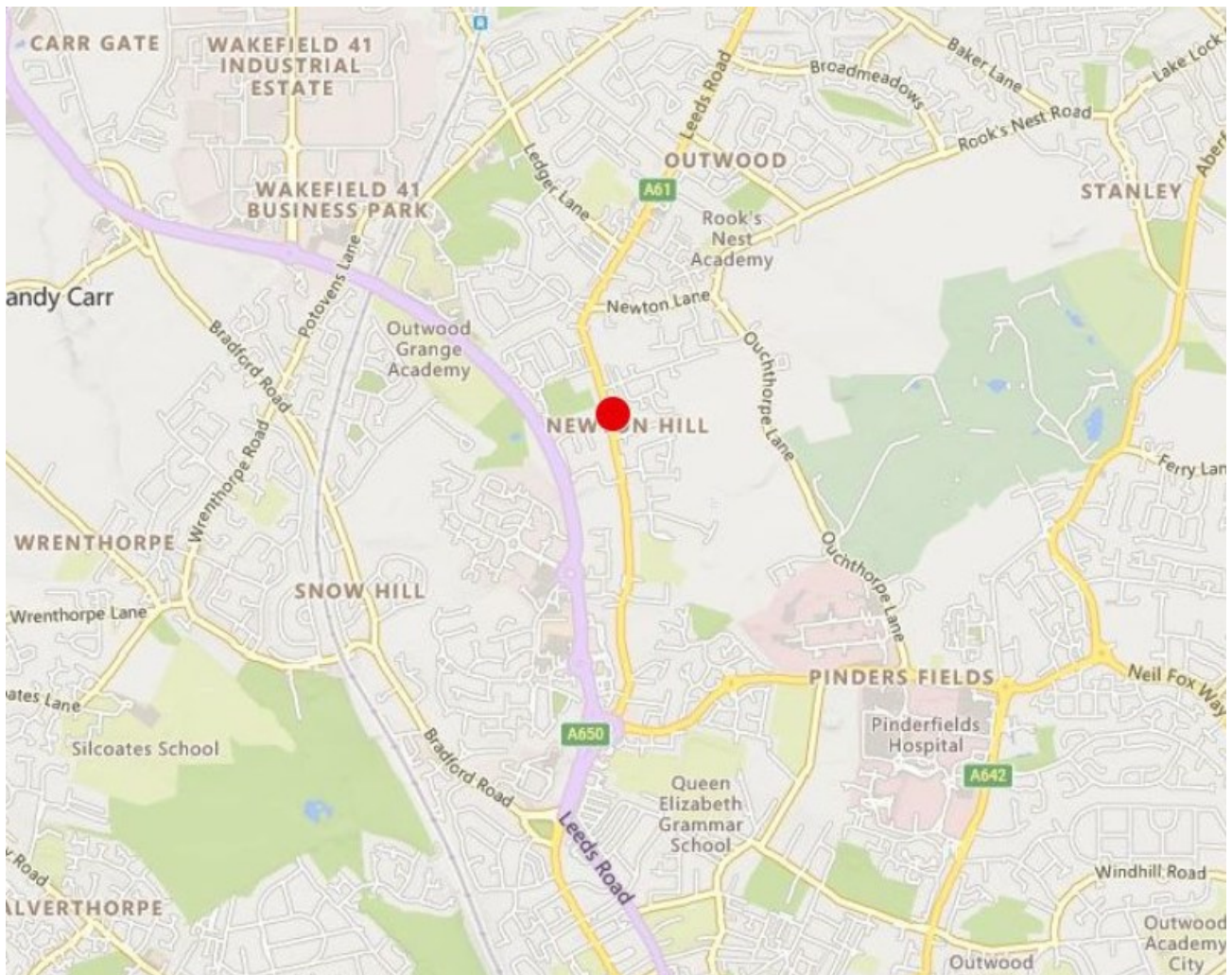
DESCRIPTION

This is a former ground floor and basement beauty salon which in the past has been home to a number of therapists and a number of beauty professionals but now would suit a single individual or other treatment-based, wellness, or personal-care uses looking for a salon with a number of rooms with a visible reception area.

The property benefits from having 2 car parking spaces to the front and is ready for immediate occupation.

LOCATION

The property is situated in the centre of Outwood, close to all the local amenities and convenient for Wakefield city centre, Leeds and is just a few minutes drive from Junction 41 of the M1 motorway.



ACCOMODATION

Retail area - 16ft x 7ft 11in = 127 sq ft

Treatment room - 9ft 8in x 5ft = 48 sq ft

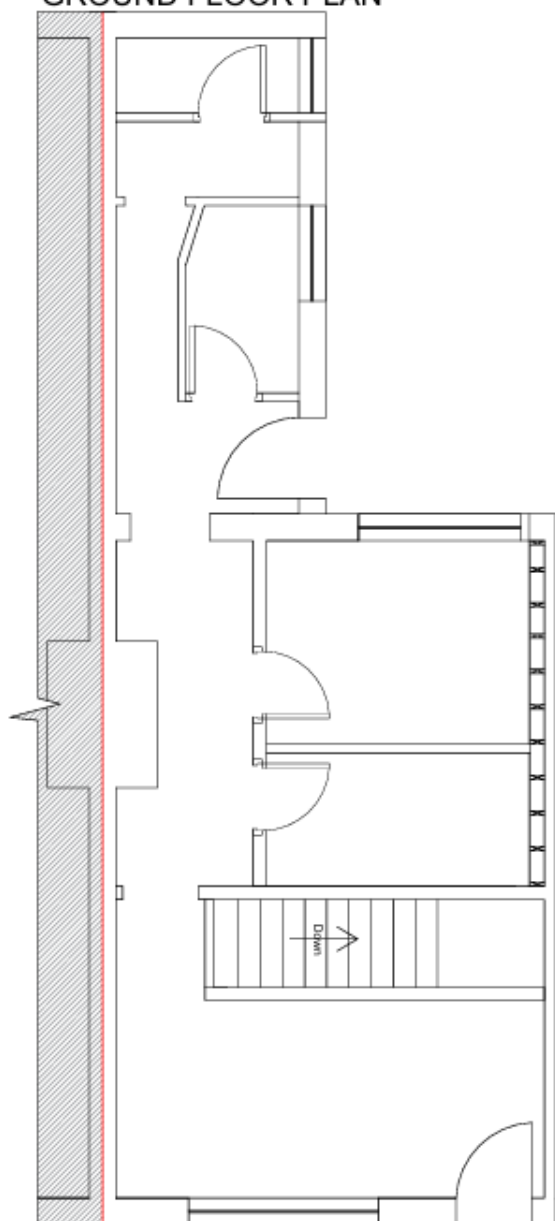
Treatment room - 9ft 8 in x 5ft = 48 sq ft

Store - 7ft x 4ft = 28 sq ft

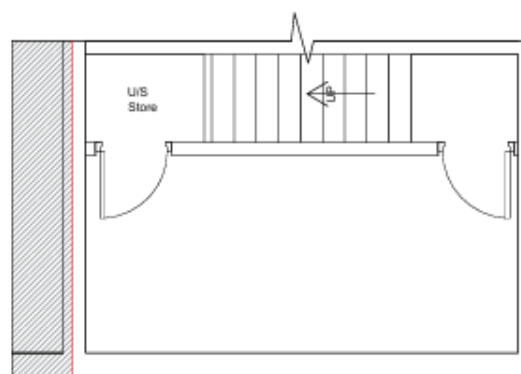
Basement - 15ft 11in x 7ft 3 in = 115 sq ft

Total net internal area = 366 sq ft

GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN



SUMMARY

| | |
|-----------------------------|---|
| RENT | £9,600 per annum |
| LEASE | Full Repairing and Insuring. |
| RATEABLE VALUE | Ground floor - £1,850 Basement - £2,650 |
| 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 | C-65 |

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 December 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.