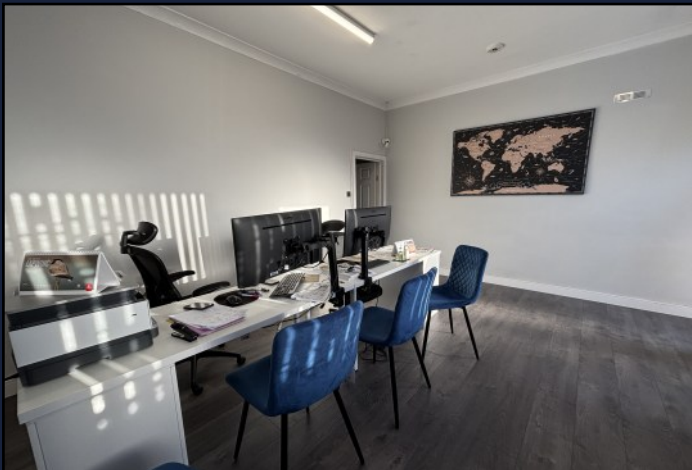


# GROUND FLOOR OFFICE TO LET



63 Jacobs Well Lane, Wakefield, WF1 3PB



- 351 sq ft (32.61 sq m)
- Suitable for a variety of uses
- Visible trading position
- 2 on street car parking spaces via permit
- Walking distance to Trinity Shopping Centre
- 4-bed flat available via a separate negotiation
- Kitchenette and Wc



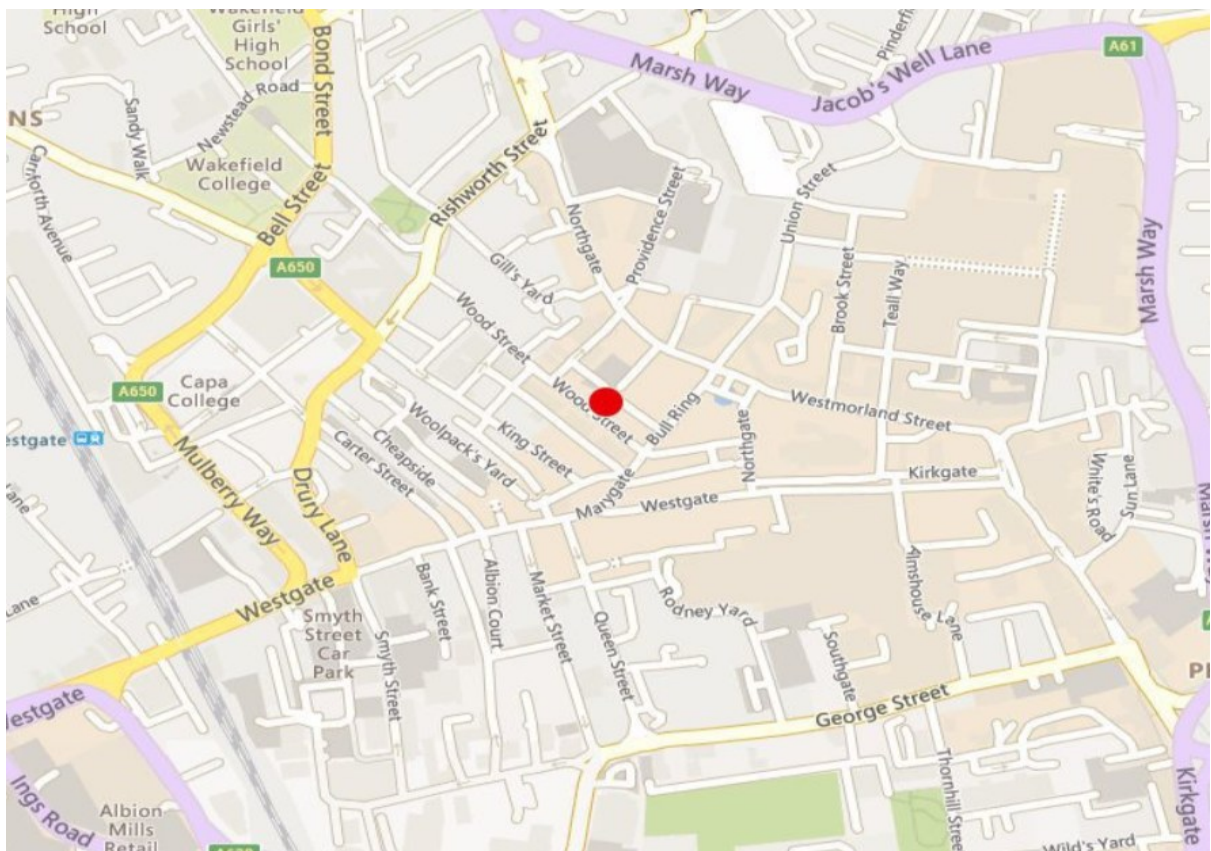
## DESCRIPTION

This is a very practical property which is suitable for a variety of uses. Internally, the property is divided into two sections having a front sales office plus an additional office space to the rear with kitchenette and Wc. The property is well presented including LED lighting, gas central heating and new flooring. The space includes basement storage. 2 on street car parking spaces are included via permits.

Additionally there is a 4-bed flat upstairs which is available to rent via a separate negotiation.

## LOCATION

The property occupies a very visible trading position fronting onto Jacobs Well Lane slightly adjacent to the Trinity Shopping Centre yet being just a short drive away from hospitals and Junction 30 of the M62 motorway.



## ACCOMODATION

Front office- 15ft 3in x 15ft = 229 sq ft

Rear office - 15ft 2in x 8ft 2in = 123 sq ft (includes Kitchenette)

Plus WC

**Total net internal measurement- 351 sq ft (32.61 sq m)**

plus basement/storage

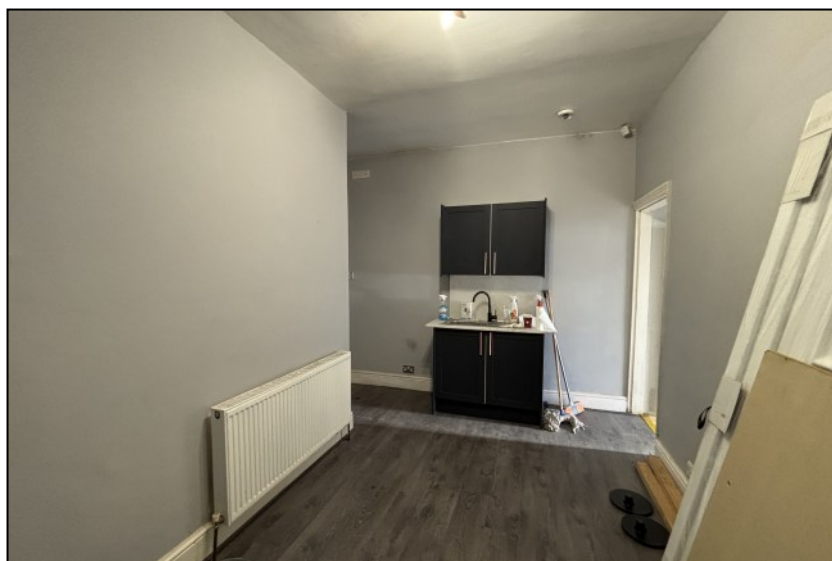
## SUMMARY

RENT	£9,600 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£1,900
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment
FLAT RENTAL	To be confirmed.

## 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 January 2026 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.