

# FULLY LET INVESTMENT FOR SALE

G.F. RETAIL UNIT  
WITH 3 F.F. 3 BEDROOMED FLAT

  
**Vickers**  
carnley



9a & 11 Wood Street, Wakefield, WF1 2EL

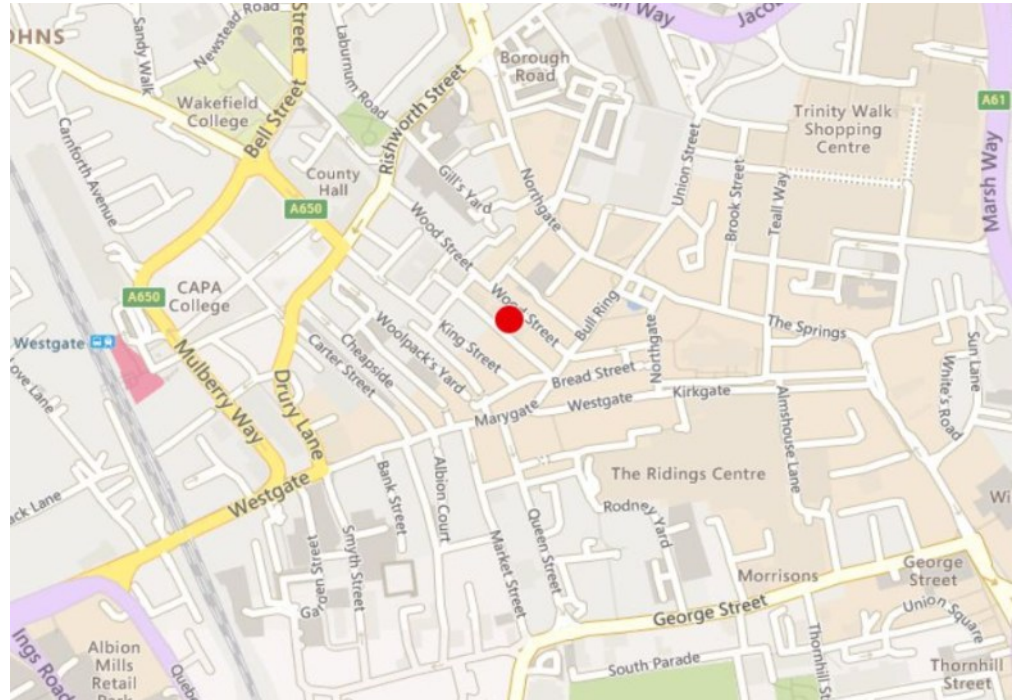
- Annual rental income - £18,250
- Well established G.F. retail user
- Separate self contained flat
- Popular city centre location
- Convenient for both bus and railway station

## DESCRIPTION

This is a mid terrace brick built recently refurbished mixed use property. The ground floor parts have been occupied by a gents barber for a number of years and have a well established clientele. A ground floor entrance way leads to a very well presented 3 bedroomed first and second floor flat.

## 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 retail unit

Shop Depth - 28ft 6in  
Average Width - 20ft 0in

**Total area = 544 sq ft (51 sq m)**

### First floor residential flat

Kitchen - 7ft 8in x 10ft 8in  
Lounge - 13ft x 13ft = 17 sq ft  
Bedroom 1 - 10ft 9in x 15ft 2in  
Bedroom 2 - 11ft 5in x 12ft 6in  
Bedroom 3 - 15ft 7in x 11ft

## LEASE DETAILS

### **9a Wood Street (flat)**

The residential first floor flat is held by way of a 6 month short hold tenancy agreement. The current rental being £7,500 per annum.

### **11 Wood Street (G.F. retail unit)**

Held by way of a 6 year full repairing and insuring lease expiring 29th January 2029 with a rent review falling due January 2026. The current rental is £10,750 per annum with a stepped increase to £11,000 in March 2025.

## SUMMARY

<b>SIZE</b>	Retail unit—544 sq ft
<b>PRICE</b>	£250,000
<b>RATEABLE VALUE</b>	£8,400
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.

## 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 May 2024 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.