

FIRST FLOOR SPACE TO LET



First Floor, 201C Horbury Road, Wakefield, WF2 8RB



- 332 sq ft (31 sq m)
- Former hair salon
- Very well presented
- Would suit a variety of users
- Gas central heating
- Prominently located on Horbury Road
- Convenient for motorway network

DESCRIPTION

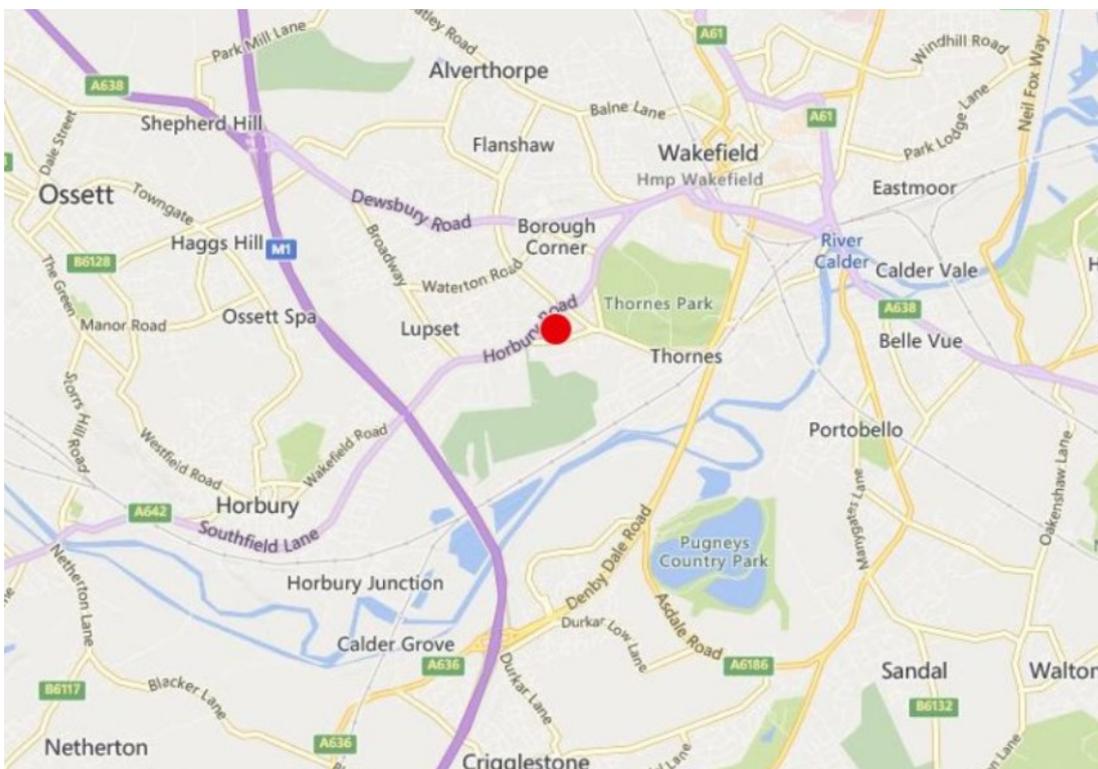
This is a very well presented first floor space which provides an open plan space with treatment room, kitchen and Wc facilities.

The property is currently being utilised as a hair and beauty salon however it would be ideal for a variety of uses subject to planning.

The space includes 2 car parking spaces.

LOCATION

The property occupies a very prominent position fronting directly onto Horbury Road (A642) being convenient for Wakefield city centre and is well placed for both junctions 39 and 40 of the M1 motorway.



ACCOMMODATION

Ground Floor - Entrance

First floor

Open plan space- 20ft 6in x 12ft = 246 sq ft

Treatment Room- 6ft 4in x 10ft 3in = 65 sq ft

Kitchenette- 3ft 4in x 6ft 4in = 21 sq ft

Total net internal area- 332 Sq ft

plus Wc facilities

SUMMARY

SIZE	332 sq ft (31 sq m)
RENT	£6,500
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£3,100
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	E-104

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 April 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.