

SIGNIFICANT LANDMARK PROPERTY FOR SALE

Vickers
carnley



Elizabethan Gallery, Brook Street, Wakefield, WF1 1QW



- 2681 sq ft (249.06 sq m)
- Offers Over £200,000
- Grade II * Listed
- Historic features throughout
- Potential for a variety of uses
- Central location
- Kitchen & Wc facilities

DESCRIPTION

An extremely rare opportunity has arisen to purchase one of Wakefield City Centre's most prestigious and renowned properties.

The Elizabethan Gallery dates back to the 16th Century and is a Grade II* Listed building originally forming the Grammar School of Wakefield founded by Royal Charter from Queen Elizabeth I. The property was most recently utilised as a community space until it became vacant several years ago.

The accommodation is largely single storey comprising of an open plan hall which has a mezzanine galleried area above. A smaller hall, kitchen and ample Wc facilities are also included. The property boasts some of the original features includes exposed beams and trusses, exposed stonework, mullion windows and many other historical features.

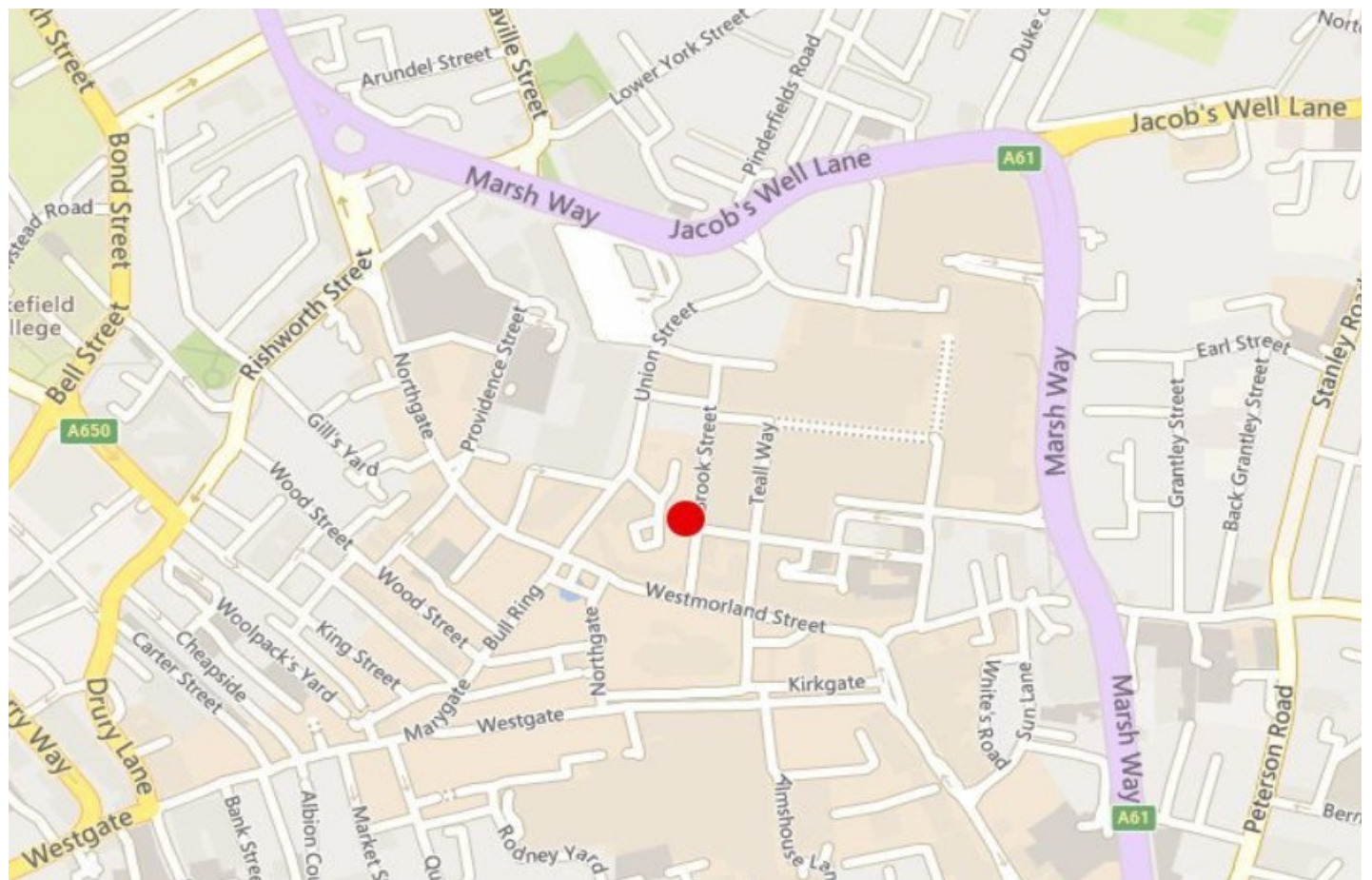
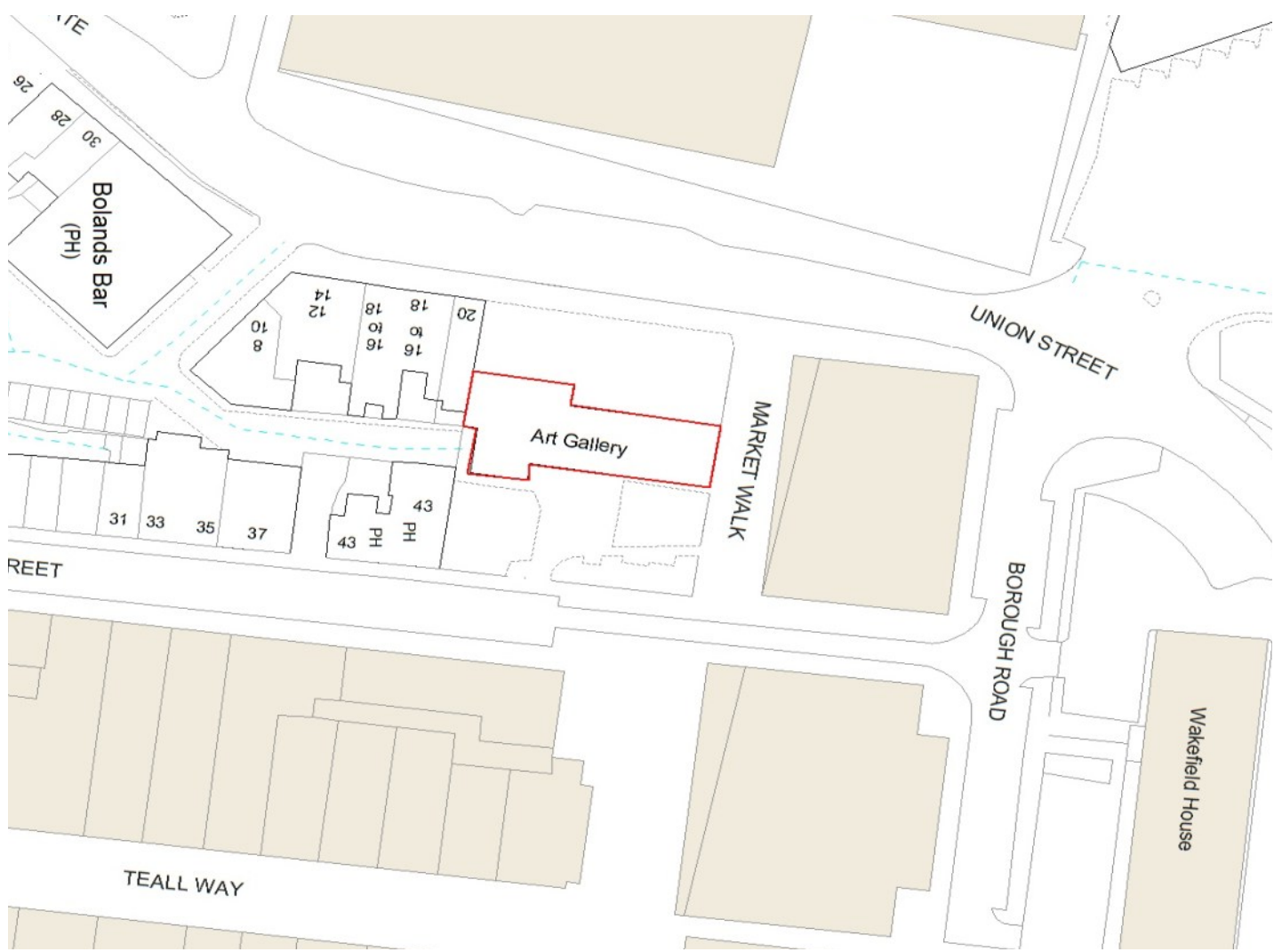
The property would lend itself to a variety of uses such as restaurant/bar, leisure, place of worship, training centre, clinic, community centre to name but a few and subject to planning permission.

Please note, the grounds to the front and rear of the property including all grassed and paved areas are not included within the sale. The grounds would be available to let via a separate negotiation.

LOCATION

The property is adjacent Trinity Shopping Centre, surrounded by a wide range of retail premises and directly opposite the newly renovated Wakefield Exchange and bus station. There is ample parking nearby including Trinity Walk shopping centre car park along with other nearby parking.





ACCOMMODATION

Main Hall 22ft 4in x 76ft 4in = 1,704 Sq Ft

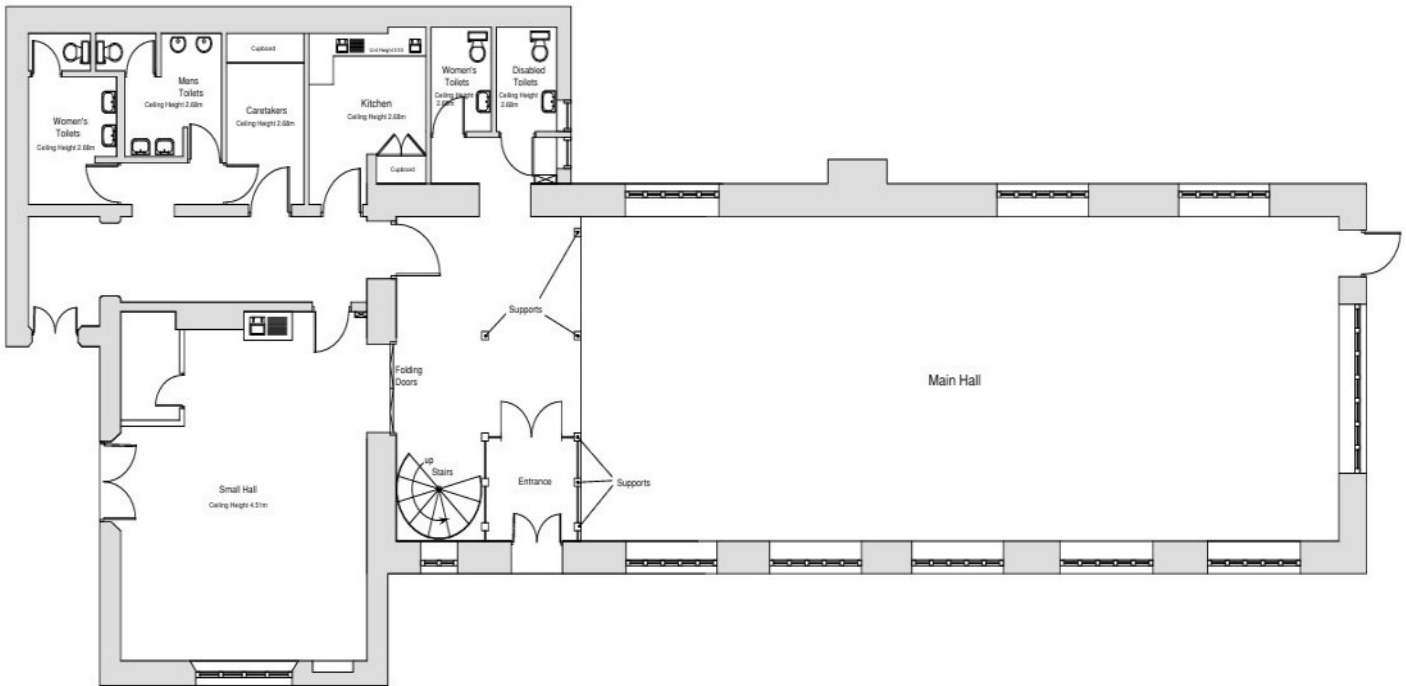
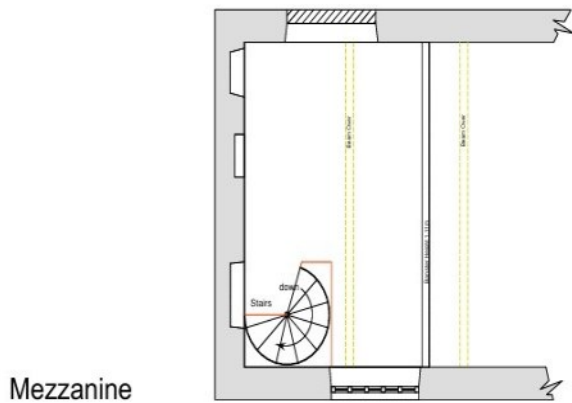
Small Hall 23ft 8in x 19ft 9in = 467 Sq Ft

Galleried mezzanine 22ft 4in x 14ft 6in = 324 Sq Ft

Kitchen 11ft 9in x 9ft 5in = 111 Sq Ft

Caretakers room 11ft 9in x 6ft 5in = 75 Sq Ft

**Total Net Internal Area - 2,681 Sq Ft (249.06 Sq M)
Plus Wc facilities**



Ground Floor

SUMMARY

PRICE	Offers Over £200,000
RATEABLE VALUE	£7,900
VAT	VAT is not applicable.
LEGAL FEES	It's the buyers responsibly to meet the costs of both the vendors legal and surveyors fees. Surveyor fees– 2% Legal Fees– to be confirmed based upon purchase price.
EPC	Not applicable.
CONDITIONS	The vendors will need to see detailed proposed plans for the building prior to any offer being accepted.
BUY BACK AGREEMENT	Due to the location and nature of this building the Council will need to include some protection for this property in the form of a buy back provision, details of which can be negotiated with the preferred bidder.

VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
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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 August 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.