

FREEHOLD PREMISES FOR SALE

IDEAL DEVELOPMENT OPPORTUNITY
MAY SUIT RESIDENTIAL CONVERSION



PRICE REDUCED

32 Cheapside & 5-7 Cliff Parade, Wakefield, WF1 2TF



- 4,454 sq ft (Including basement areas)
- Private car park for 10 vehicles
- Located close to Wakefield One
- Easy motorway access
- Short walk to Westgate Railway Station
- Available immediately
- Ideal for a variety of uses

DESCRIPTION

This landmark property is now offered with vacant possession and therefore would prove to be an ideal residential conversion opportunity (subject to gaining the necessary planning consent).

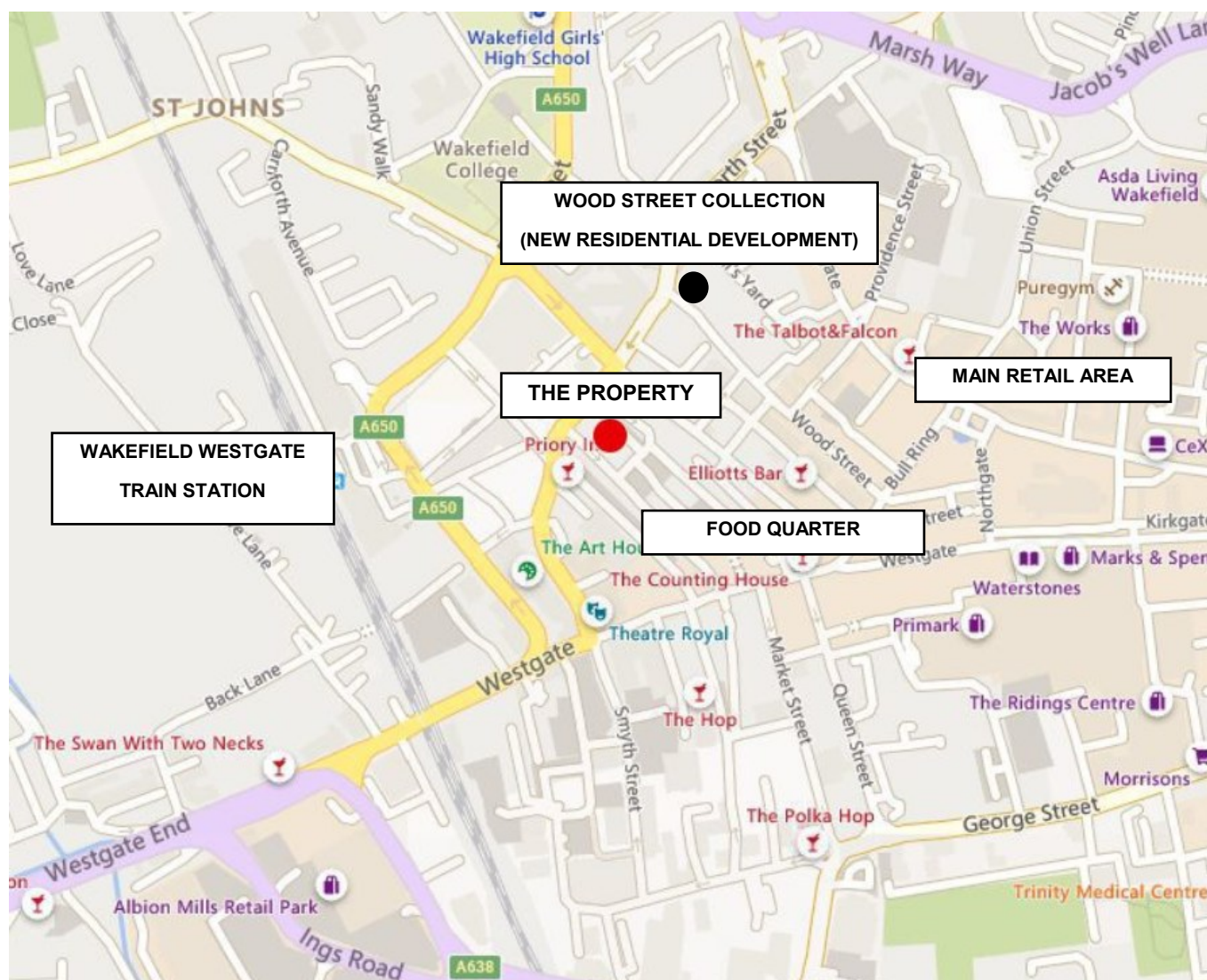
Previously, the accommodation has been utilised as offices and therefore a similar use would be suitable. Investors may also favour the opportunity to divide the property into two separate buildings which would also work.

Internally, the accommodation is well presented having gas central heating, floor coverings throughout along with having ample Wc and kitchen facilities.

To the front and to the rear there is ample on site car parking providing in total 10 car parking spaces.

LOCATION

The property is situated in a premier location in the heart of the city centre being just a few minutes walk from the train station allowing excellent access into Leeds and London. This part of the Wakefield is seeing rapid residential development therefore making this location the go to residential area in the city. Ample public car parking is available within a few minutes walk as are the cities main retail areas.



ACCOMODATION

5-7 Cliff Parade

GF

Showroom - 28ft x 15ft 2in = 424 sq ft

Reception - 15ft x 16ft 6in = 247 sq ft

Private office - 8ft 14ft 6in = 116 sq ft

Private office - 10ft x 14ft 6in = 145 sq ft

Total ground floor net area = 932 sq ft

FF

General office - 6ft 5in x 5ft 6in = 35 sq ft

General office - 14ft x 18ft = 252 sq ft

Private office - 15ft 11ft 7in = 174 sq ft

Kitchen - 11ft 9in x 6ft 3in = 74 sq ft

General office - 28 ft 15ft = 420 sq ft

Total first floor net area = 955 sq ft

SF

Store - 10ft x 17ft = 170 sq ft

Basement

Total area = 547 sq ft

Total net area = 2,604 sq ft (242 sq m)

32 Cheapside

GF

Front office - 15ft x 16ft = 240 sq ft

Rear office - 14ft 10in x 11ft = 163 sq ft

Plus basement and Wc facilities

Total ground floor area = 403 sq ft

FF

Office front - 13ft x 16ft 4in = 212 sq ft

Office rear - 14ft 10in x 15ft 4in = 227 sq ft

Front kitchen - 12ft x 7ft = 84 sq ft

Total first floor area = 523 sq ft

SF

Storage area - 11ft 6in x 10ft = 115 sq ft

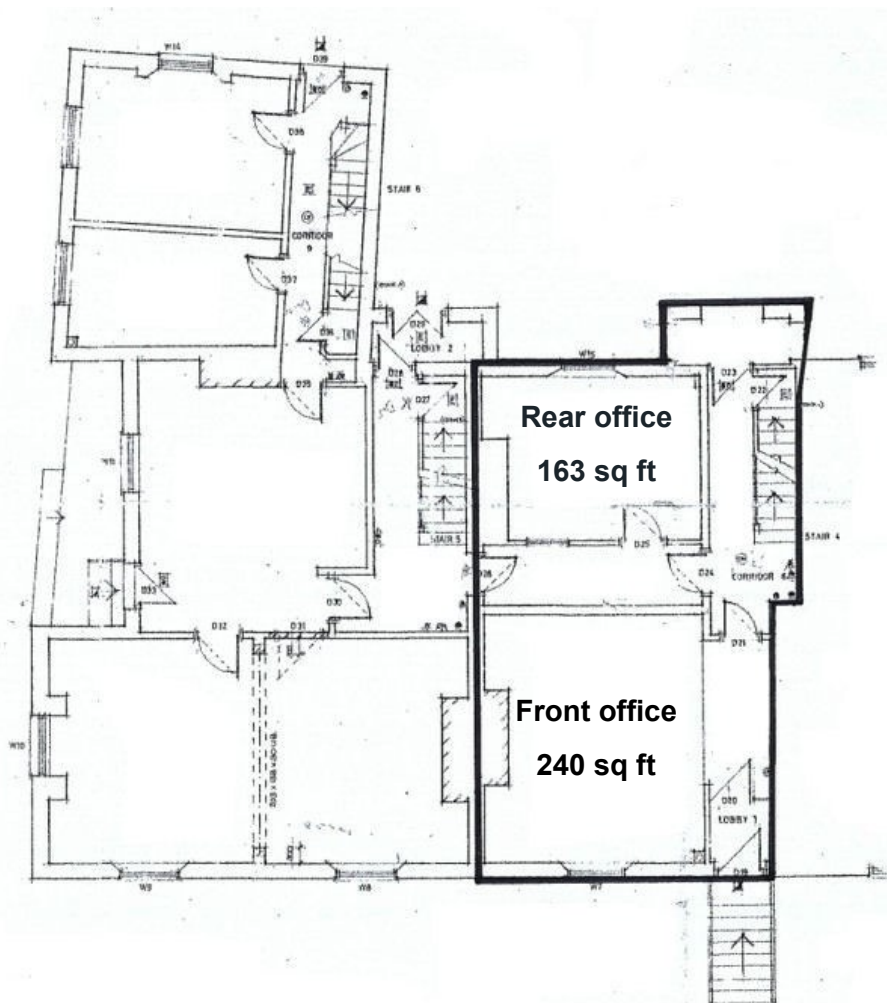
Basement

Total area = 391 sq ft

Total net area = 1,950 sq ft

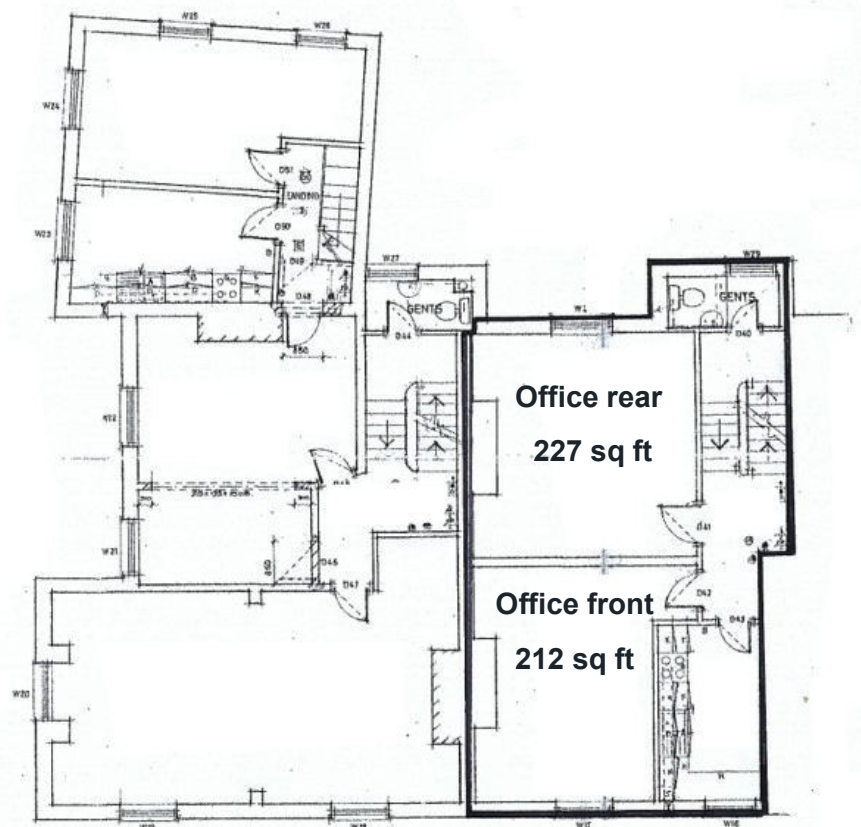
Total combined net internal area = 4,554 sq ft

See plan on reverse.

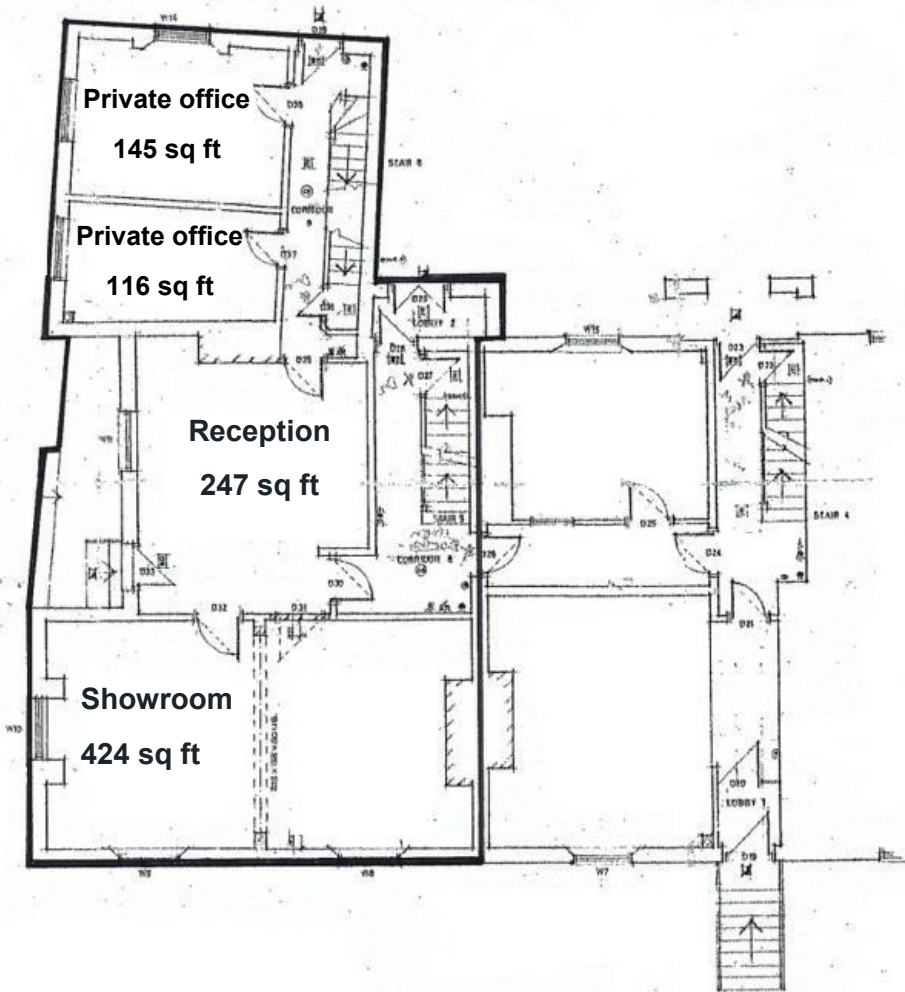


Ground Floor

First Floor

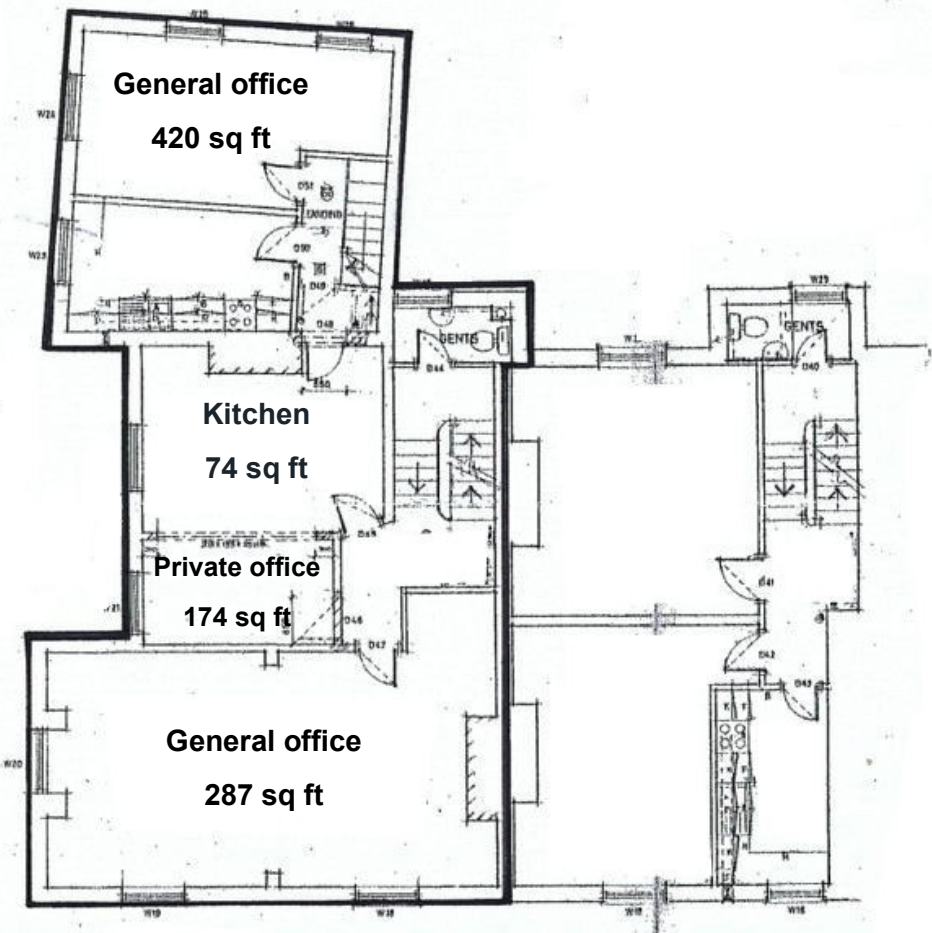


5-7 CLIFF PARADE



Ground Floor

First Floor





SUMMARY

PRICE	Offers over £490,000
TENURE	Freehold.
RATEABLE VALUE	32 Cheapside - £14, 500 5-7 Cliff Parade - £18,750
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	32 Cheapside - E-122 5-7 Cliff Parade - C-58

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 September 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.