

FORMER SHOWROOM  
WITH WAREHOUSE  
**TO LET**

**Vickers**  
carnley



**76 Leeds Road, Wakefield, WF1 2QF**



- 5,353 Sq Ft (497.29 Sq M)
- £40,000 per annum
- Premier location
- Ample on site car parking
- Would suit a variety of users
- Various showroom/offices
- 3,000 Sq Ft warehouse

## DESCRIPTION

A rare opportunity has arisen to let this prominently located former showroom with warehouse fronting onto Leeds Road, Wakefield.

The property comprises of various ground and first floor showrooms/offices and warehouse to the rear along with kitchen & Wc facilities. The unit includes car parking to the front and 6 car parking spaces to the rear.

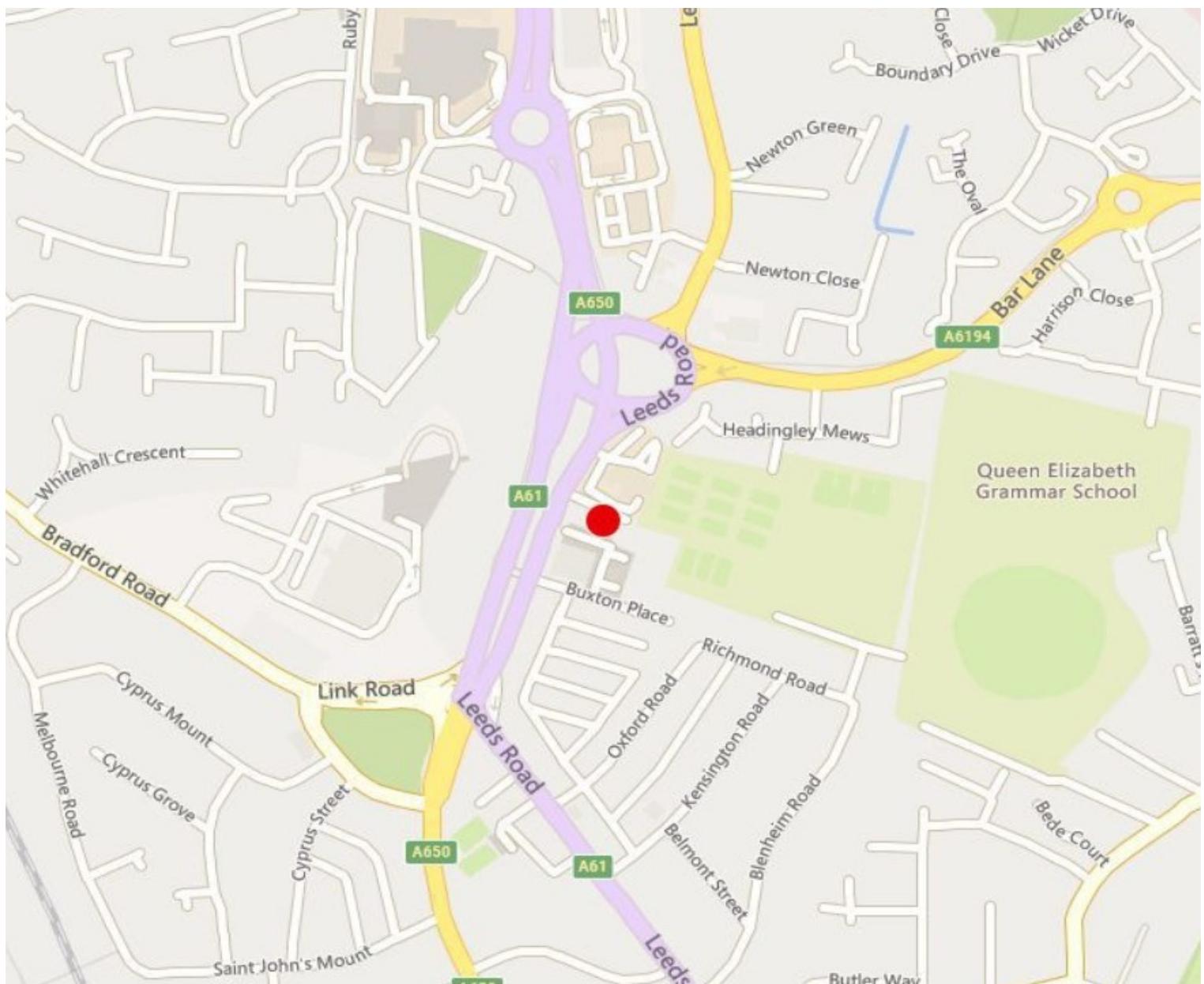
The warehouse is broadly open plan and roller shutter access to the rear. Roller shutter- 13ft width x 14ft height.

The height to the ridge is 20ft.

The property would suit a variety of uses subject to planning permission.

## LOCATION

The property is located on Leeds Road close to its junction with Bar Lane, the Wrenthorpe Bypass, just off the roundabout and close to Capri Restaurant and the Snowhill Retail Park. Wakefield city centre is just a few minutes drive away or a short walk.



## ACCOMODATION

### GROUND FLOOR

Warehouse-	48ft 6in x 58ft 4in 24ft 2in x 13ft 9in = 3,161 Sq Ft (includes Wc)
Front showroom 1 -	19ft 2in x 16ft 8in = 319 Sq Ft
Showroom 2 -	11ft 9in x 16ft 4in = 192 Sq Ft
Showroom 3-	8ft 3in x 16ft 8in = 137 Sq Ft
Front office-	16ft x 15ft 10in = 253 Sq Ft
Front office 2-	14ft 4in x 8ft = 115 Sq Ft
Kitchen -	6ft 10in x 13ft = 89 Sq Ft
Store-	4ft x 5ft = 20 Sq Ft

### FIRST FLOOR

Office 1-	19ft x 14ft 10in = 282 Sq Ft
Office 2-	20ft 2in x 16ft 3in = 328 Sq Ft
Office 3-	19ft x 21ft = 399 Sq Ft
Staff Area-	6ft 8in x 4ft 7in = 31 Sq Ft
Kitchen-	4ft 7in x 5ft 11in = 27 Sq Ft

**Total net internal area- 5,353 Sq Ft (497.29 Sq M)**





## SUMMARY

<b>RENT</b>	£40,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	£27,250
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	D-98

## VIEWINGS & FURTHER INFORMATION

	<b>Lee Carnley</b> 01924 291500 <a href="mailto:lee.carnley@vickerscarnley.co.uk">lee.carnley@vickerscarnley.co.uk</a>
	<b>Isobel Smith</b> 01924 291500 <a href="mailto:isobel.smith@vickerscarnley.co.uk">isobel.smith@vickerscarnley.co.uk</a>

### 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 or 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.