

# PART INVESTMENT FOR SALE



442 Leeds Road, Wakefield, WF1 2JB



- 539 sq ft (50 sq m)
- Occupied ground floor with a rental income of £7,800 per annum
- Vacant first floor
- Wc facilities on each floor
- Well presented throughout
- Main road position

## DESCRIPTION

A rare opportunity has arisen to purchase this mid-terraced building situated within a popular location and fronting directly onto Leeds Road.

The premises includes a tenanted open plan ground floor office with kitchenette along with Wc facilities and storage basement. The current rental income from the ground floor is £7,800.00 per annum based upon a 5 year lease commencing 1st December 2025.

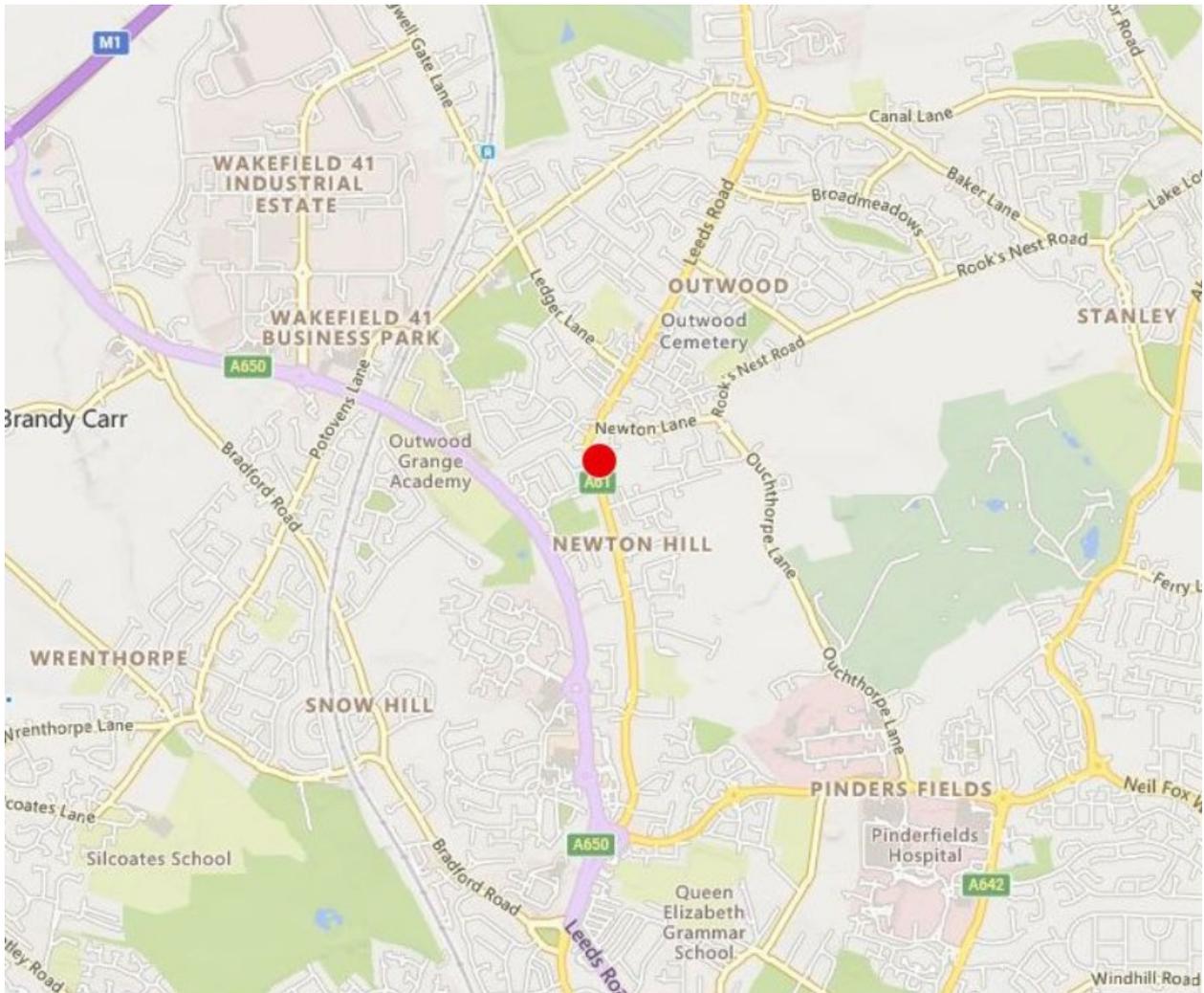
The first floor is currently vacant and comprises of two offices and shower room.

Central heating throughout.

To the rear, there is a shared yard area.

## LOCATION

The property occupies a most visible trading position fronting directly onto the A642 Leeds Road. The property is ideally situated for Wakefield city centre, Junction 41 of the M1 motorway and Leeds.



## ACCOMMODATION

Ground Floor:

Open plan office- 28ft 6in x 13ft = 371 sq ft  
(23ft 3in x 2ft 9in = 64 sq ft)

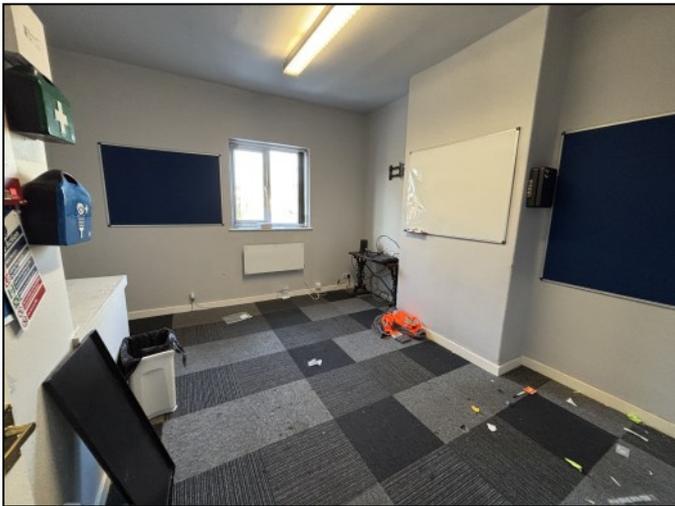
**Total GF- 307 sq ft (Includes kitchenette)**

First Floor:

Front office- 144 sq ft  
Rear office- 88 sq ft

**Total FF - 232 sq ft (Plus WC)**

**Total net internal area- 539 Sq Ft (50.07 Sq M)**



## LEASE DETAILS

### Ground Floor

Held by way of a 5 year Full Repairing and Insuring lease commencing on 1st December 2025. The current rental is £650.00 per calendar month.

### First Floor

Vacant. Currently on the market with an asking rental of £6,000 per annum.

## SUMMARY

<b>PRICE</b>	£160,000
<b>RATEABLE VALUE</b>	£4,050
<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.
<b>EPC</b>	E-113

## 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 March 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.