

MIXED USE INVESTMENT FOR SALE



15 & 15a Wood Street, Wakefield, WF1 2EL



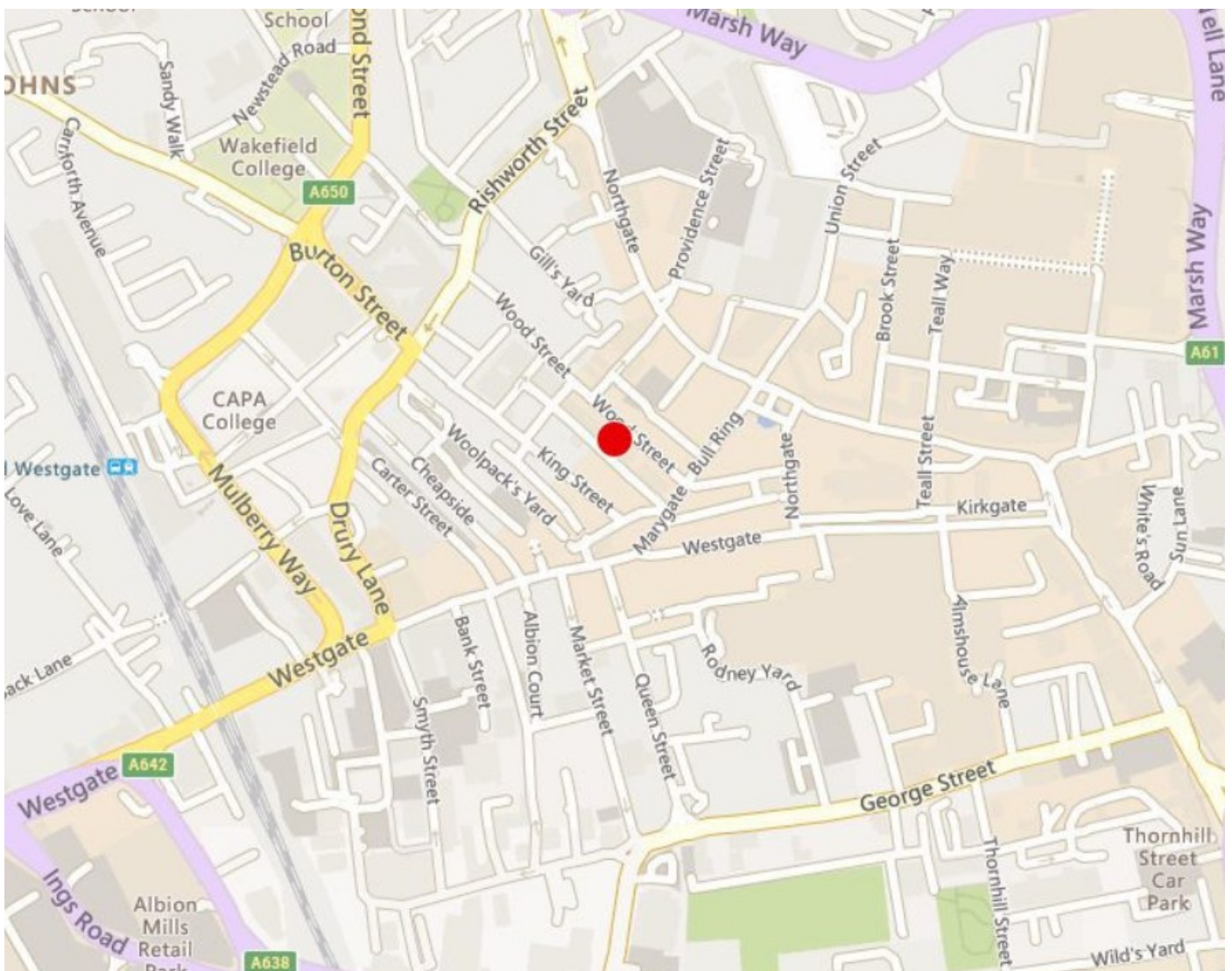
- 1,122 sq ft (104 sq m)
- Prominent city centre location
- Situated in popular food hub
- On street car parking
- Very lettable spaces
- Close to the new residential development

DESCRIPTION

This is a multi let investment property being divided into two areas. The ground floor has been utilised as a sandwich shop for many years. The first and second floor areas are currently occupied by a tattooist. This opportunity may suit a first time investor or alternatively, somebody looking to add a very lettable property to their portfolio.

LOCATION

The property occupies a very prominent and sought after location being situated part way between the main retail areas and the new residential developments. This provides for easy access to the M1 Motorway and neighbouring towns. Wakefield benefits from having excellent car parking making this a very convenient trading location.



ACCOMMODATION

15a Wood Street (Bradleys sandwich shop)

Retail Space

17ft 3in x 19ft 6in = 336 sq ft

Kitchen

12ft 5in x 8ft = 99 sq ft

Plus WC & basement area

Total net internal area = 435 sq ft

15 Wood Street (Helusion Tattoos)

First floor

Office/reception - 20ft 11in x 13ft = 275 sq ft

Office - 11ft 3in x 8ft 2in = 367 sq ft

Second floor

Office - 9ft 2in x 13ft = 121 sq ft

Office - 9ft 1in x 11ft 8in = 106 sq ft

Kitchen - 8ft 3in x 11ft 4in = 93 sq ft

Total net internal area = 687 sq ft

Total area = 1,122 sq ft (104 sq m)



LEASE DETAILS

15 Wood Street (Bradley's)

Held by way of a 4 year Full Repairing and Insuring lease commencing on the 6th June 2025. The current rental is £9,000 per annum. Landlord open market rent review due in January 2027.

15a Wood Street (Helusion tattoo)

Held by way of a 6 year Full Repairing and Insuring lease commencing on the 1st January 2024. The current rental is £7,000 per annum. There is a break clause to fall due on the 1st January 2027 provided the tenant gives 3 months prior written notice.

The fire alarm is serviced in the building every 12 months and the cost is split equally between the 2 tenants and the Landlord contributing one third of the cost, however there is no written agreement for this contribution from the Landlords.

Each tenant has their own separate electricity and water supplies.

Each tenant pays a proportion of the annual buildings insurance which is split 50/50.

Each tenant pays their own business rates

The roof of the property is maintained by the Landlord, however any costs are to be apportioned to the tenant under the FRI terms of the lease

SUMMARY

PRICE	£155,000
RATEABLE VALUE	15 Wood Street - £7,200 15a Wood Street - £6,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.

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.