

# FORMER HAIR AND BEAUTY SALON TO LET



170 Lower Kirkgate, Wakefield, WF1 1UD



- 813 sq ft (76 sq m)
- Prominent main road position
- Generous ground floor retail area
- Additional first floor retail space
- Treatment room with wash basin
- On street car parking

## DESCRIPTION

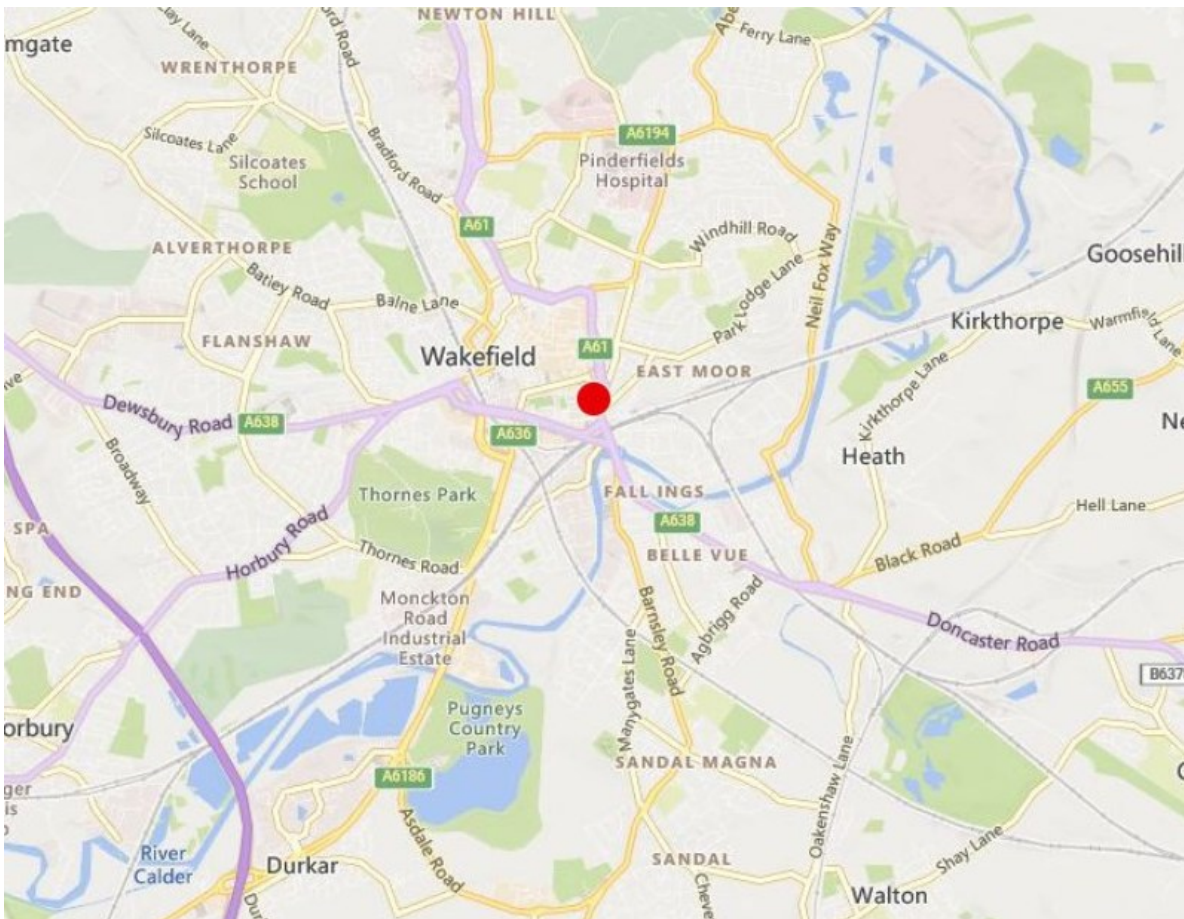
This former hair and beauty salon forms part of a parade of shops fronting directly onto Lower Kirkgate.

Briefly the unit comprises of a broadly rectangular sales area with treatment room and Wc facilities to the rear. Stairs lead to the first floor which in recent times has been utilised as a studio space. This really is a "ready to go" opportunity for anyone seeking a similar use with very little financial outlay.

## LOCATION

The property is situated on one of the main arterial roads into Wakefield city centre from Barnsley Road and Doncaster Road. The premises benefits from on street parking to the front and several pay and display car parks close by. This part of the city centre is undergoing a major transformation which includes residential development, green spaces and unique visitor experiences.

Kirkgate Railway Station is just a short walk away.



## ACCOMMODATION

Ground Floor sales area:

Internal Width - 15ft 3in  
Shop Depth - 34ft 3in

**Total Ground Floor sales area = 490 sq ft (Includes treatment room)**

First floor  
Retail area - 323 sq ft

**Total net internal area = 813 sq ft (76 sq m)**



## SUMMARY

<b>RENT</b>	£14,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	£9,600
<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>	D-87

## VIEWINGS & FURTHER INFORMATION



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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 April 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.