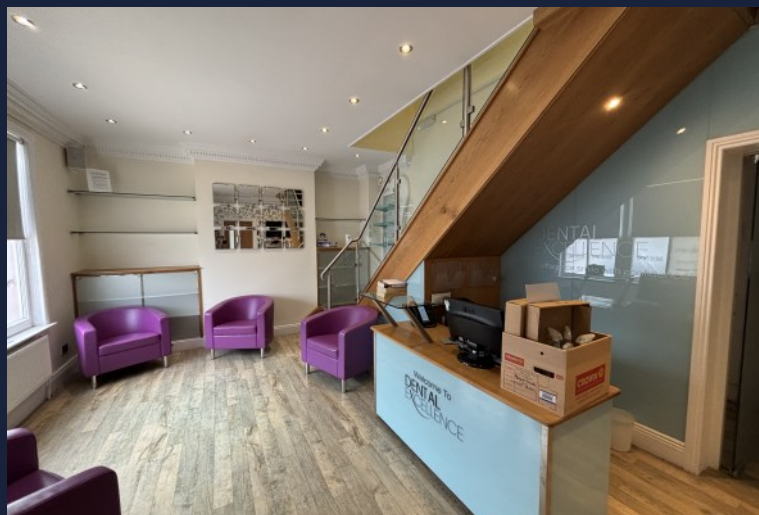


FORMER DENTIST SURGERY TO LET BY WAY OF ASSIGNMENT



4 Rishworth Street, Wakefield, WF1 3BY



- 893 sq ft (82.96 sq m)
- Prominent position
- Generous ground floor reception area
- Additional first floor space
- Treatment room
- On street car parking
- Well presented throughout
- Rear yard area

DESCRIPTION

This is a superb self contained property offering broadly open plan accommodation at ground floor with the addition of a treatment room and lab to the rear. Along with Wc facilities. The first floor is divided to provide 2 private offices and kitchen. The property further benefits from a gas central heating system, security alarm, double glazing and small private yard.

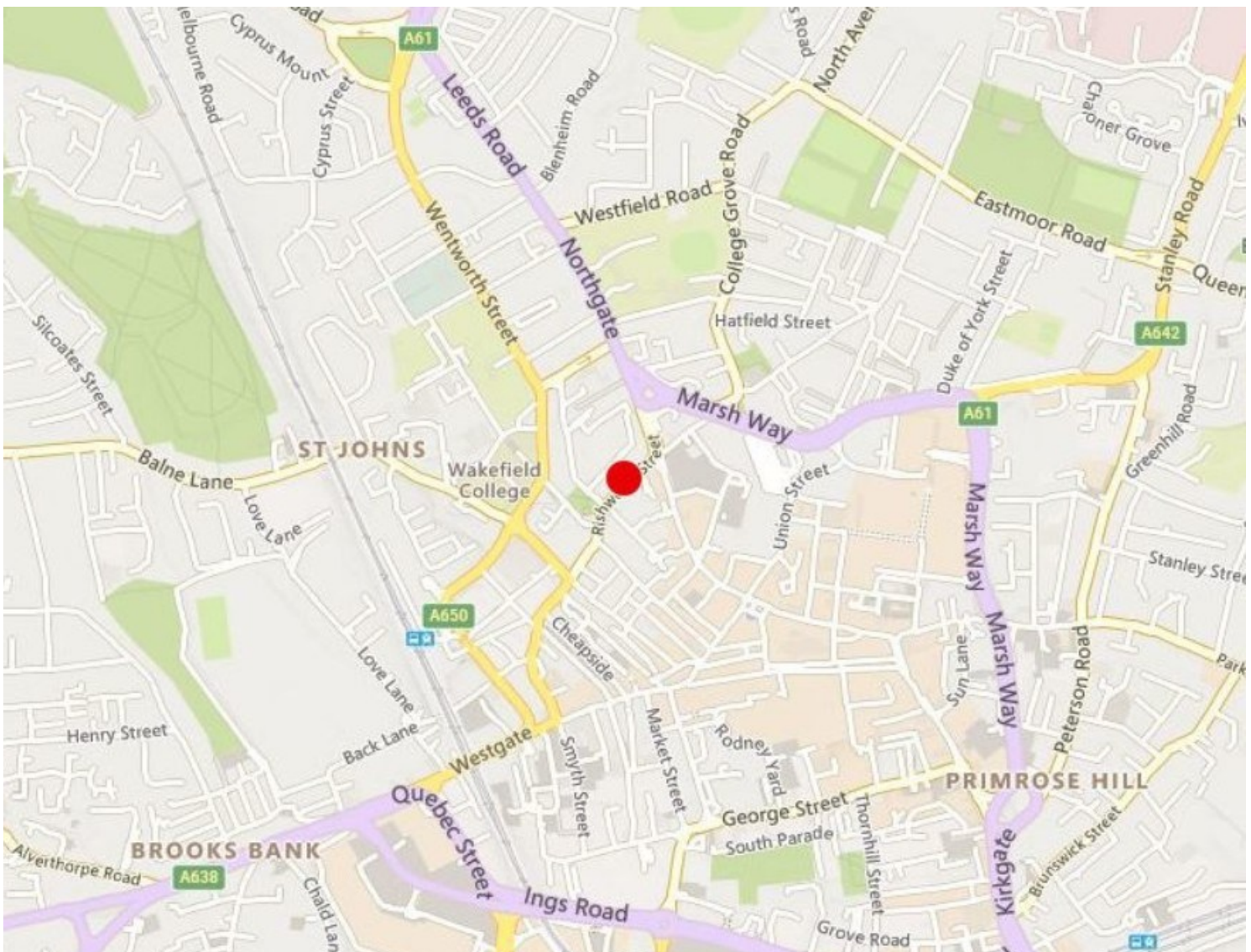
The property is available by way of assignment with the lease expiring on the 3rd June 2029 with a passing rental of £12,000 per annum. Lease available upon request.

There is a user clause within the lease that the property must be used for dentistry or associated to dentistry purposes only. However, the landlord may consider alternative uses subject to a new lease being granted.

Interested parties should be aware that there is an outstanding rent review.

LOCATION

The property occupies a very visible location on Rishworth Street at its junction with Northgate. Ample public car parking is available on Rishworth Street, Northgate and Cheapside.



ACCOMMODATION

GROUND FLOOR

Reception - 13ft 6in x 18ft 9in (-32 sq ft) = 219 Sq Ft

Treatment Room - 13ft 5in x 13ft 4in =179 Sq Ft

Lab- 8ft 2in x 10ft 9in =87 Sq Ft

Kitchen - 4ft 10in x 11ft 10in = 57 Sq Ft

Plus Wc

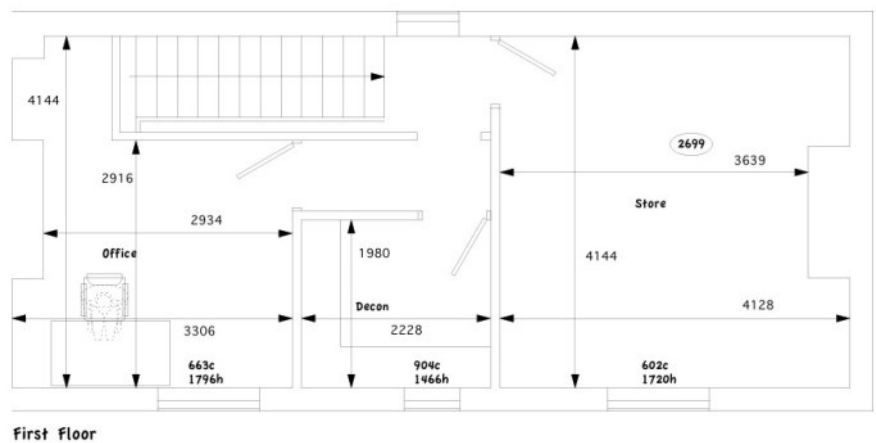
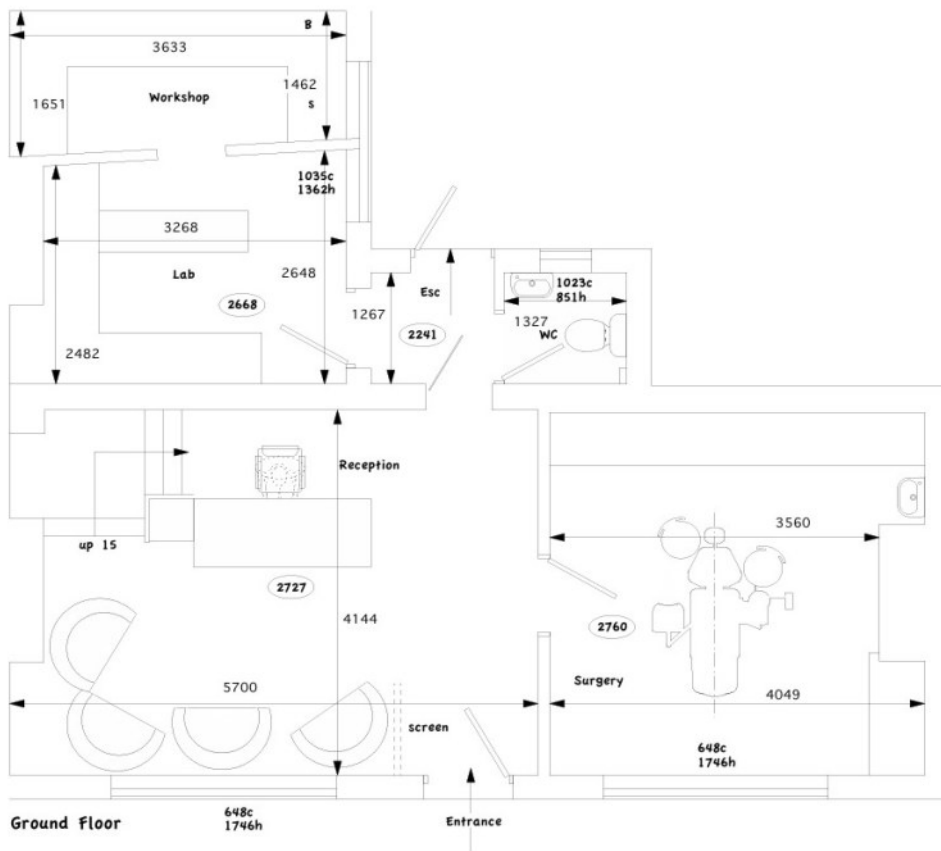
FIRST FLOOR

Store/Office- 13ft 4in x 13ft 8in = 182 Sq Ft

Office- 13ft 7in x 10ft 11in (-26 sq ft) = 122 Sq Ft

Kitchen- 7ft 4in x 6ft 5in = 47 Sq Ft

Total Net Internal Area- 893 Sq Ft (82.96 Sq M)



SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring basis.
LEASE DETAILS	Lease expires 3rd June 2029
RATEABLE VALUE	£10,000
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	Awaiting assessment.

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.