

COMMERCIAL PREMISES TO LET/FOR SALE



24 Trinity Church Gate, Wakefield, WF1 1TX



- Approx. 2,000 sq ft
- May suit alternative use requiring a city centre location
- Gas central heating
- 6 on site car parking spaces
- Opposite NHS medical centre

DESCRIPTION

This is an attractive, Grade II listed, detached period brick built property with the benefit of forecourt parking and a rear yard.

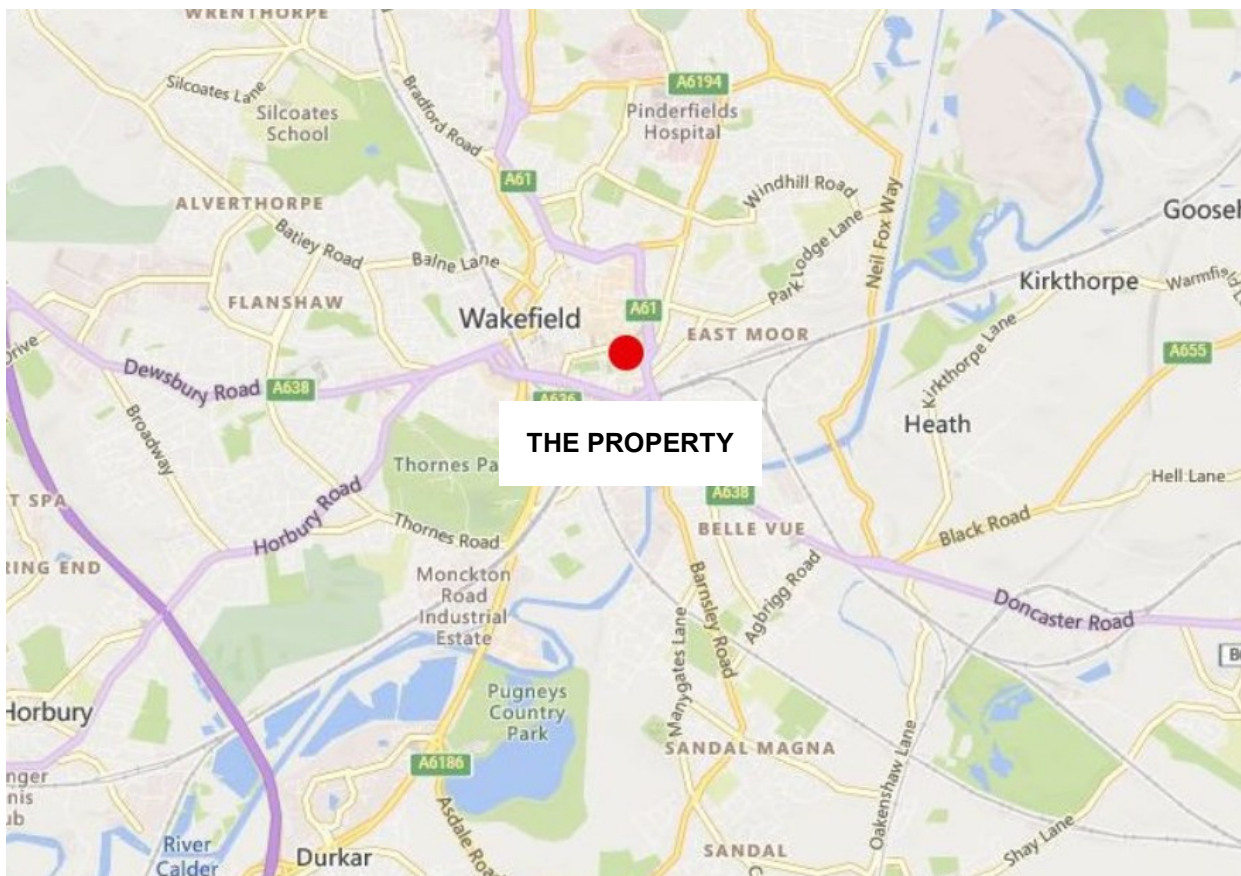
The accommodation is planned over two floors and offers good quality office space with ancillary storage, kitchen and WC facilities and a useful basement. The property further benefits from a gas fired central heating system and all mains services. This property would be ideally suited to a professional office user and may suit alternative uses subject to gaining the necessary planning.

LOCATION

Trinity Church Gate is situated just on the fringe of Wakefield city centre, yet is still convenient for all the cities facilities. Also located nearby is the Trinity Medical Centre, The Job Centre and The Ridings Shopping Centre.

Wakefield is approximately 11 miles south of Leeds and 30 miles north of Sheffield.

The city is easily accessible from the M1 motorway via junctions 39-41 which are all within 3 miles of the city centre. Both Kirkgate and Westgate railway station are within walking distance.



ACCOMMODATION

Ground Floor

- 1 - 15ft x 13ft 6in = 202 sq ft
- 2 - 15ft x 13ft = 195 sq ft
- 3 - 11ft x 13ft 4in = 147 sq ft
- 4 - 13ft x 7ft = 91 sq ft
- 5 - 11ft x 10ft = 110 sq ft
- 6 - 11ft x 8ft 6in = 93 sq ft
- 7 - 21ft x 11ft = 234 sq ft

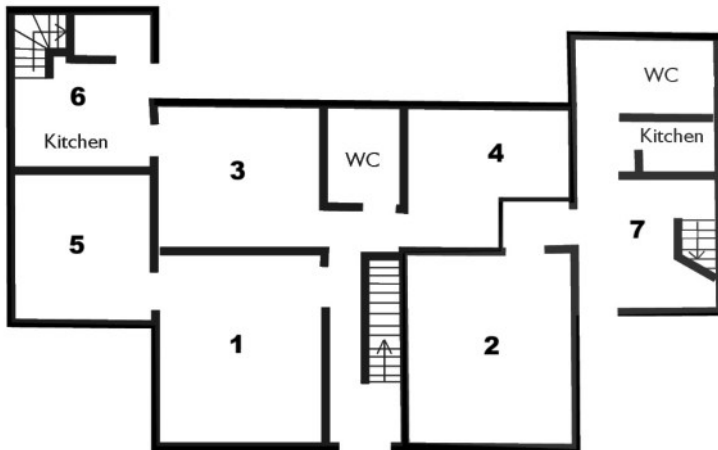
Ground floor total net internal area = 1,072 sq ft (100 sq m)

First floor

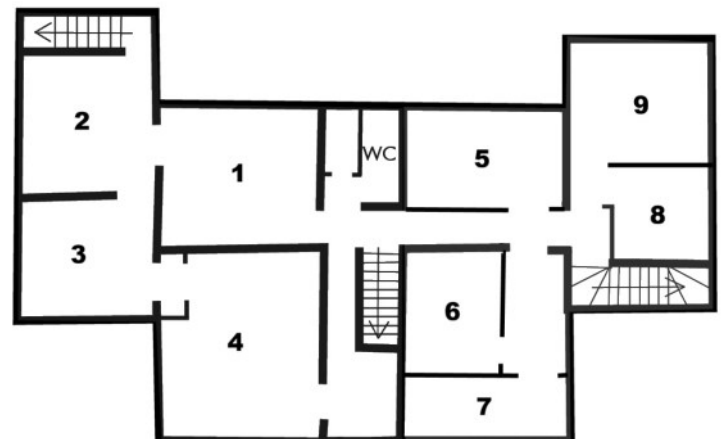
- 1 - 13ft 3in x 11ft = 146 sq ft
- 2 - 11ft x 11ft = 121 sq ft
- 3 - 11ft x 9ft 8in = 106 sq ft
- 4 - 12ft x 15ft 6in = 186 sq ft
- 5 - 13ft x 6ft 6in = 84 sq ft
- 6 - 9ft x 7ft 4in = 66 sq ft
- 7 - 13ft x 6ft = 78 sq ft
- 8 - 7ft 9in x 8ft 3in = 64 sq ft
- 9 - 11ft x 9ft 3in 102 sq ft

First floor total net internal area = 953 sq ft (88 sq m)

GROUND FLOOR



FIRST FLOOR



SUMMARY

RENT	£20,000 per annum
LEASE	Full Repairing and Insuring basis.
PRICE	£295,000
RATEABLE VALUE	£15,750
SMALL BUSINESS RATES RELIEF	Not applicable. For more information, please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	TBC
VAT	Not applicable,
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-122

VIEWINGS & FURTHER INFORMATION



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

01924 291500

isobel.smith@vickerscarnley.co.uk

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 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.