

HIGH PROFILE INVESTMENT PROPERTY FOR SALE



2 Dewsbury Road, Wakefield, WF2 9NW



- Approx. 14,000 sq ft (1,300 sq m)
- Annual rental income - £63,900
- 10% gross yield
- Growth opportunity
- On site car parking and on street available
- Potential for redevelopment

DESCRIPTION

This is a landmark property situated on one of Wakefield's gateways.

The property includes four individual tenancies plus a telecommunications mast. The ground floor includes a retail show-room plus two warehouse/storage units while the first floor is home to Wakefield's longest running snooker club. There is on site car parking along with plenty on street car parking locally.

The property is generally well maintained and could easily be adapted in future years to attract a variety of alternative users.

LOCATION

The property occupies a superb location fronting on to Dewsbury Road close to it's Junction with Westgate and Horbury Road. Junction 40 of the M1 Motorway and the city centre are both just a short drive away.

In recent times this area of the city has seen significant residential development which has created a new vibrancy in the area.



LEASE DETAILS

<u>TENANT</u>	<u>ADDRESS</u>	<u>SIZE</u>	<u>LEASE</u>	<u>REPAIRS</u>	<u>RENTAL</u>
Westgate Beds	2 Dewsbury Road, Wakefield, WF2 9BS	1,636 sq ft	Expires 31st October 2031	Internal Repairing only.	£15,000 per annum
Season in a Jar	2 Dewsbury Road, Wakefield, WF2 9BS	2,300 sq ft	Expires 31st January 2029	Internal Repairing only.	£8,100 per annum
Store of Jam	2 Dewsbury Road, Wakefield, WF2 9BS	4,800 sq ft	Expires 31st January 2027	Internal Repairing only.	£10,800 per annum
St Michaels Snooker Club	1A Alverthorpe Road, Wakefield, WF2 9NW	5,083 sq ft	Expires 31st January 2029	Full Repairing and Insuring to be responsible for 50% of all external repairs.	£22,000 per annum
Telefonica	2 Dewsbury Road, Wakefield, WF2 9BS	Telephone mast	Expires 31st January 2027	N/A	£8,000 per annum

PROPOSITION

The current annual rental is £63,900. This represents a gross yield of 10% prior to any buyers costs and fees.





ALVERTHORPE ROAD



DEWSBURY ROAD

SUMMARY

PRICE	£625,000
RATEABLE VALUE	Westgate beds - £11,250 Seasons in a jar - £12,500 Store of Jam - £6,900 Mast - Awaiting assessment St Michaels snooker club - £20,000
SMALL BUSINESS RATES RELIEF	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.
EPC	Westgate beds - D-83 Seasons in a jar - D-96 Store of Jam - D-85 Mast - Not applicable St Michaels snooker club - D-78

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 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.