

RECENTLY REFURBISHED SPACE TO LET



41 George Street, Wakefield, WF1 1LW



- 700 sq ft (65 sq m)
- Very well presented
- Kitchens on all floors
- Gas central heating
- Would suit a clinic operator
- Public car park opposite

DESCRIPTION

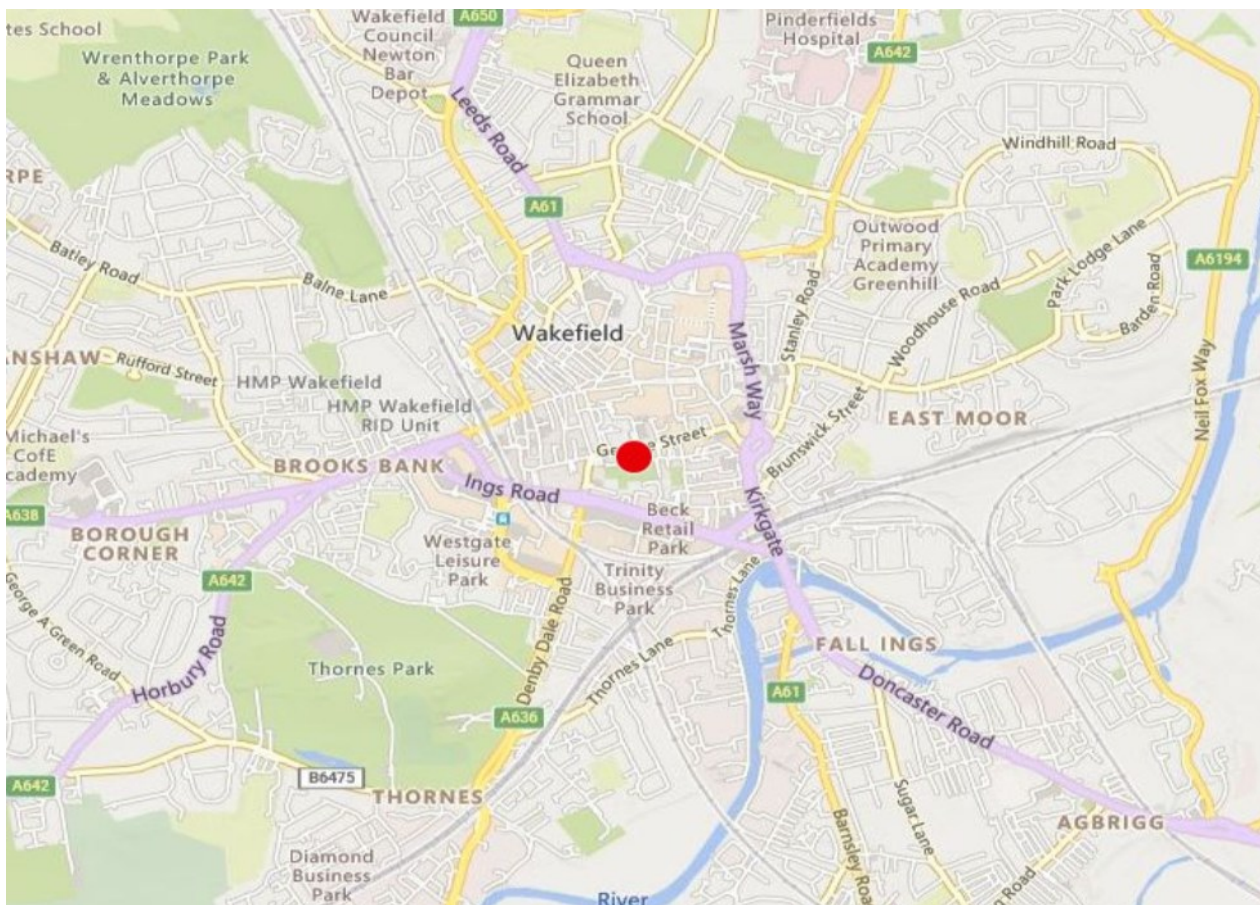
This is a recently refurbished office/clinic space which now provides very usable floor space over three floors. Each floor benefits from having a kitchen area with Wc facilities provided on the first floor and basement.

Opposite the property there is a public car park which currently offers two hours free parking.

LOCATION

The property fronts onto George Street close to the main retail areas of Wakefield and is also within walking distance of the Ings Road retail park. There are a number of public car parks close by. Both Westgate and Kirkgate railway stations are also situated close by.

Access to the motorway network is quick and easy.



ACCOMMODATION

- Basement - 17ft x 12ft = 204 sq ft Plus Wc facilities
- Ground floor - 18ft x 14ft 4in = 258 sq ft
- First floor - 17ft 13ft = 221 sq ft Plus kitchen and Wc facilities

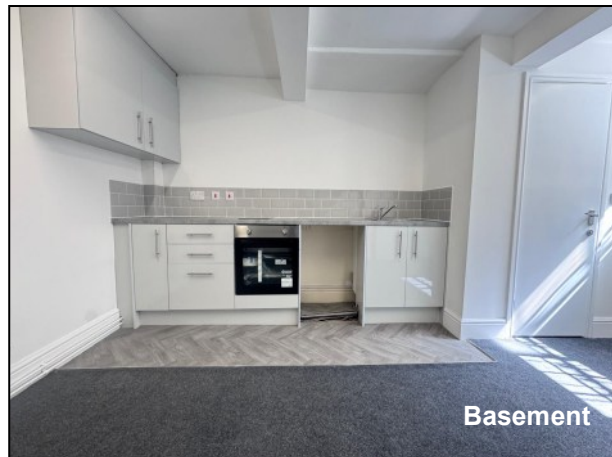
Total net internal area = 683 sq ft

SUMMARY

RENT	£10,000 per annum. The first months rent is payable in advance.
RATEABLE VALUE	£4,850
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	Approx. £721.28 per annum
BOND	Equivalent to 3 months rent to act as a bond.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	G-212

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 or 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.