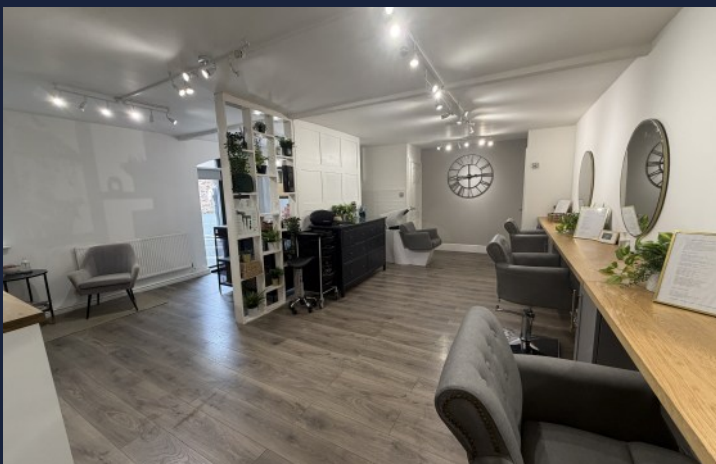


SUPERB FORMER HAIR SALON TO LET



Unit 7, Clarke Hall Farm, Aberford Road, Wakefield, WF1 4AL



- 626 Sq Ft (58.16 Sq M)
- Well presented throughout
- Ground and first floor
- 4 allocated car parking spaces
- Excellent location
- Gas central heating
- Would suit a variety of uses

DESCRIPTION

This is a superbly presented ground and first floor former hair/beauty salon which benefits from gas central heating and car parking. The property is situated in the popular Clarke Hall Farm estate directly opposite Pinderfields Hospital with easy access to Wakefield City Centre and motorway connections.

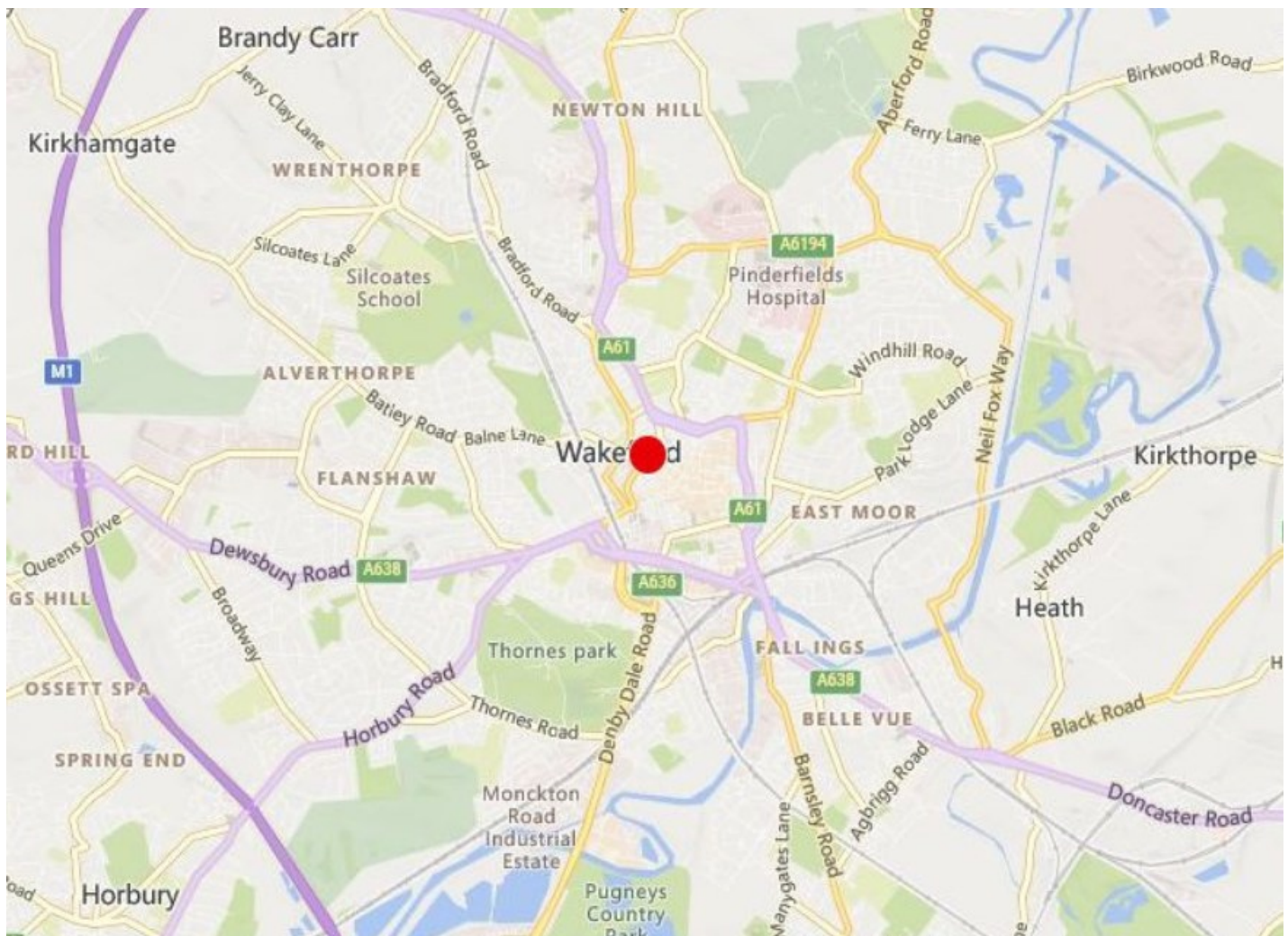
The ground floor is broadly open plan offering a reception/counter area and open plan main retail area.

The first floor includes an open plan room with impressive exposed beams, store and Wc.

The property includes 4 allocated car parking spaces.

LOCATION

Clarke Hall Farm is prominently located fronting onto Aberford Road, opposite the entrance to Pinderfields Hospital and adjacent to Clarke Hall Museum. The location offers convenient access to both Wakefield city centre and the M1 and M62 Motorways.



ACCOMODATION

Ground floor-

Open plan retail area- 22ft 10in x 18ft 4in (excluding boiler room and store)= 396 Sq Ft

Store- 3ft 1in x 5ft 1in = 16 sq ft

First floor-

Open plan room 16ft 3in x 15ft 11in (excluding store) = 230 Sq Ft)

Store- 5ft 9in x 4ft 6in = 29 Sq Ft

Total Net Internal Area- 626 Sq Ft (58.16 Sq M)



SUMMARY

RENT	£7,000 per annum
LEASE	Full Repairing and Insuring basis.
SERVICE CHARGE	Approximately £600.00 per year.
RENTAL BOND:	Equivalent of 3 months rent
RATEABLE VALUE	£4,900
SMALL BUSINESS RATES RELIEF	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	D-98



FIRST FLOOR

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 June 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.