

# INVESTMENT PROPERTY FOR SALE



**1 LEDGER LANE, OUTWOOD, WAKEFIELD, WF1 2PQ**



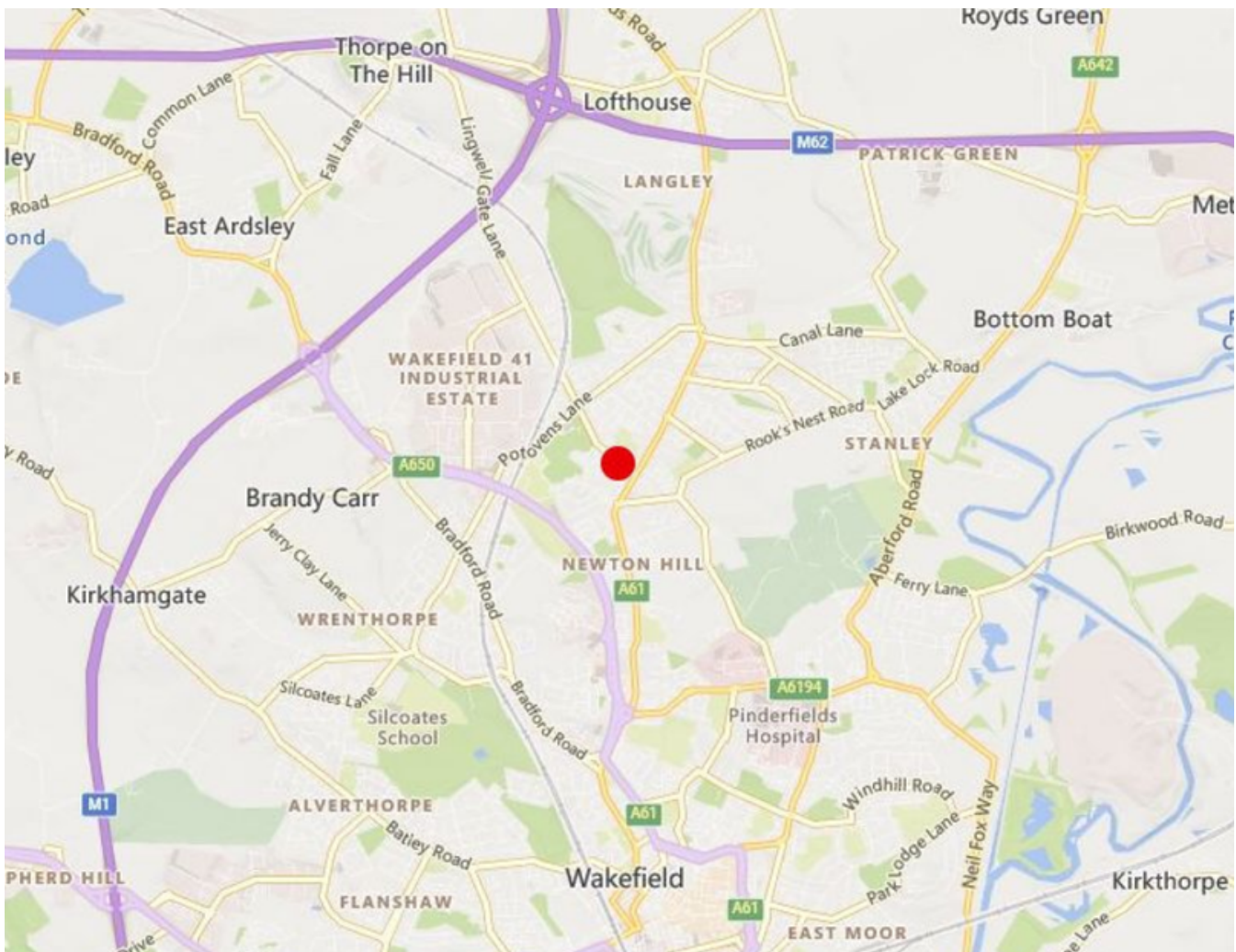
- 757 sq ft (70 sq m)
- Annual rental income £10,500
- Gross yield 8.4%
- Sale price: £125,000
- Potential for future growth
- Ideal sandwich shop location
- Convenient car parking

## DESCRIPTION

This is a two storey mid terraced property with useful basement areas. For many years the premises have been utilised as a sandwich shop but in the future could be utilised for various businesses that require a centrally located property.

## LOCATION

The property is situated on Ledger Lane close to it's Junction with Leeds Road and just a short drive away from Junction 41 Industrial Estate and Outwood Grange school making this an ideal lcoation to run any business from.



ACCOMMODATION

Ground floor  
Front retail area - 14ft x 12ft = 168 sq ft  
Rear kitchen - 14ft 9in x 12ft 9in = 188 sq ft  
Store - 12ft x 9ft 8in = 116 sq ft

First floor  
Front - 14ft x 12ft = 168 sq ft  
Rear - 13ft x 9ft = 117 sq ft

Plus bathroom with Wc

**Total net internal area = 757 sq ft**

LEASE DETAILS

The property is held by way of a Full Repairing and Insuring lease expiring in 2034. The current annual rental income being £10,500 per annum. There is a rent review and break clause to fall due in 2029.

Lease available upon request.

SUMMARY

|                             |                                                                                         |
|-----------------------------|-----------------------------------------------------------------------------------------|
| PRICE                       | £125,000                                                                                |
| RATEABLE VALUE              | £3,850                                                                                  |
| SMALL BUSINESS RATES RELIEF | Applicable.<br>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                         | E-122                                                                                   |

## VIEWINGS & FURTHER ENQUIRIES



**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 created September 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.