COMMERCIAL PREMISES

FOR SALE/MAY LET

WITH CAR PARKING

Vickers carnley



143 WAKEFIELD ROAD, MORLEY, LEEDS, LS27 7HH



- Approx. 1,000 sq ft (93 sq m)
- Recently refurbished
- Ideal for a variety of uses
- Solar panels installed
- Car parking to the rear
- Excellent basement facility

vickerscarnley.co.uk
Crown Court, Wakefield, WF1 2SS

01924 291500

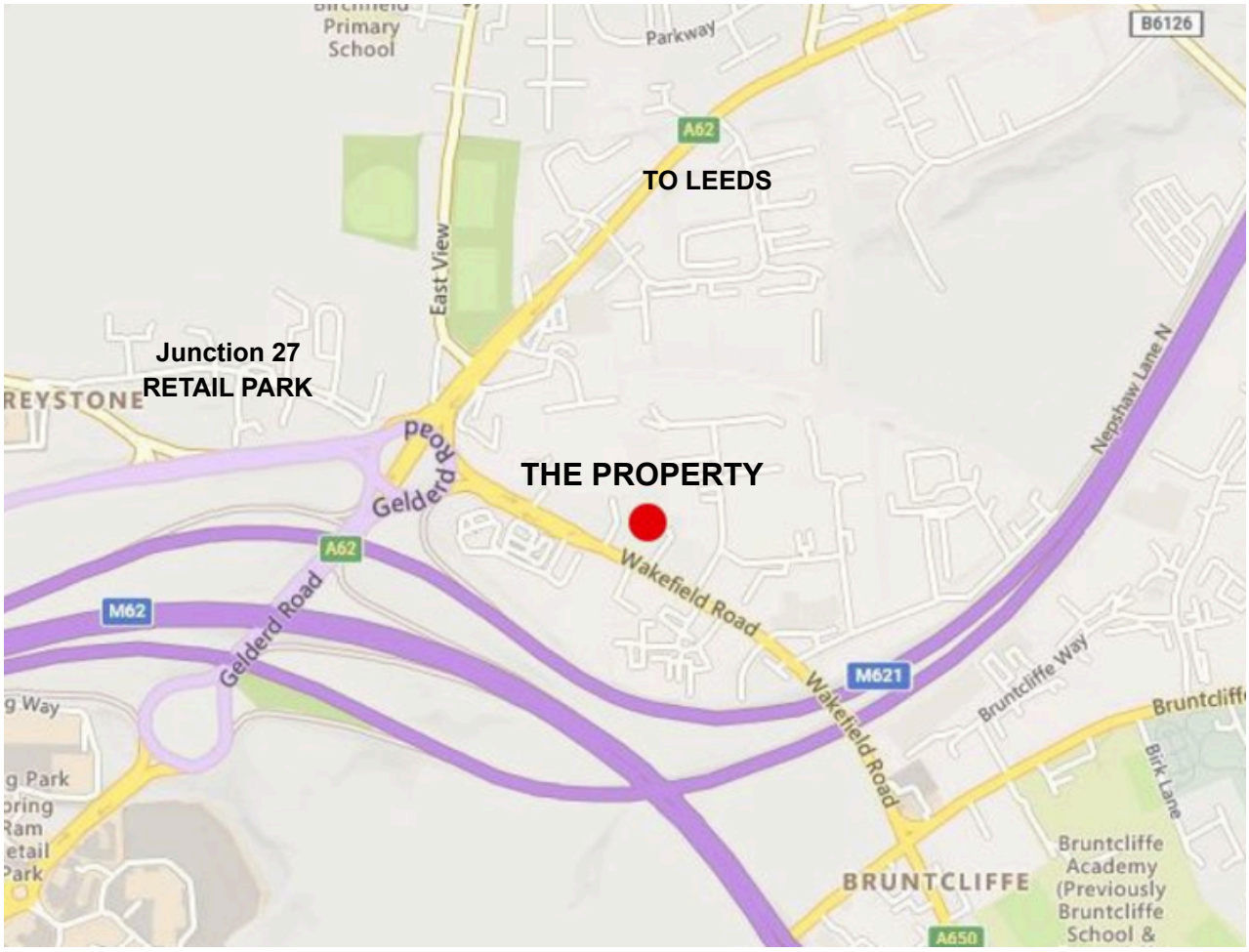
DESCRIPTION

This is a semi detached former accountants office which is divided over two floors and is very well presented throughout. In addition, there is a useful basement area deal for storage. The premises may prove ideal for a variety of users including offices, retail, clinic/medical centre, dentistry, veterinary or a business requiring an extremely visible and convinient trading location. Internally, the premises benefit from being newly decorated and having LED lighting, newly fitted carpets and a security shutter to the front.

To the rear there is a car parking area.These premises are available with immediate occupation subject to gaining the necessary planning permission.

LOCATION

The property occupies a very prominent location just off the M62/M621 roundabout close to it's junction with Wakefield Road and opposite Plantation Way retail park making this a very easily accessible trading position. With Morley town centre just a short drive away and easy access into Leeds.



ACCOMMODATION

GF

Open plan office - 31ft 8in x 17ft 8in

Total ground floor area = 538 sq ft

FF

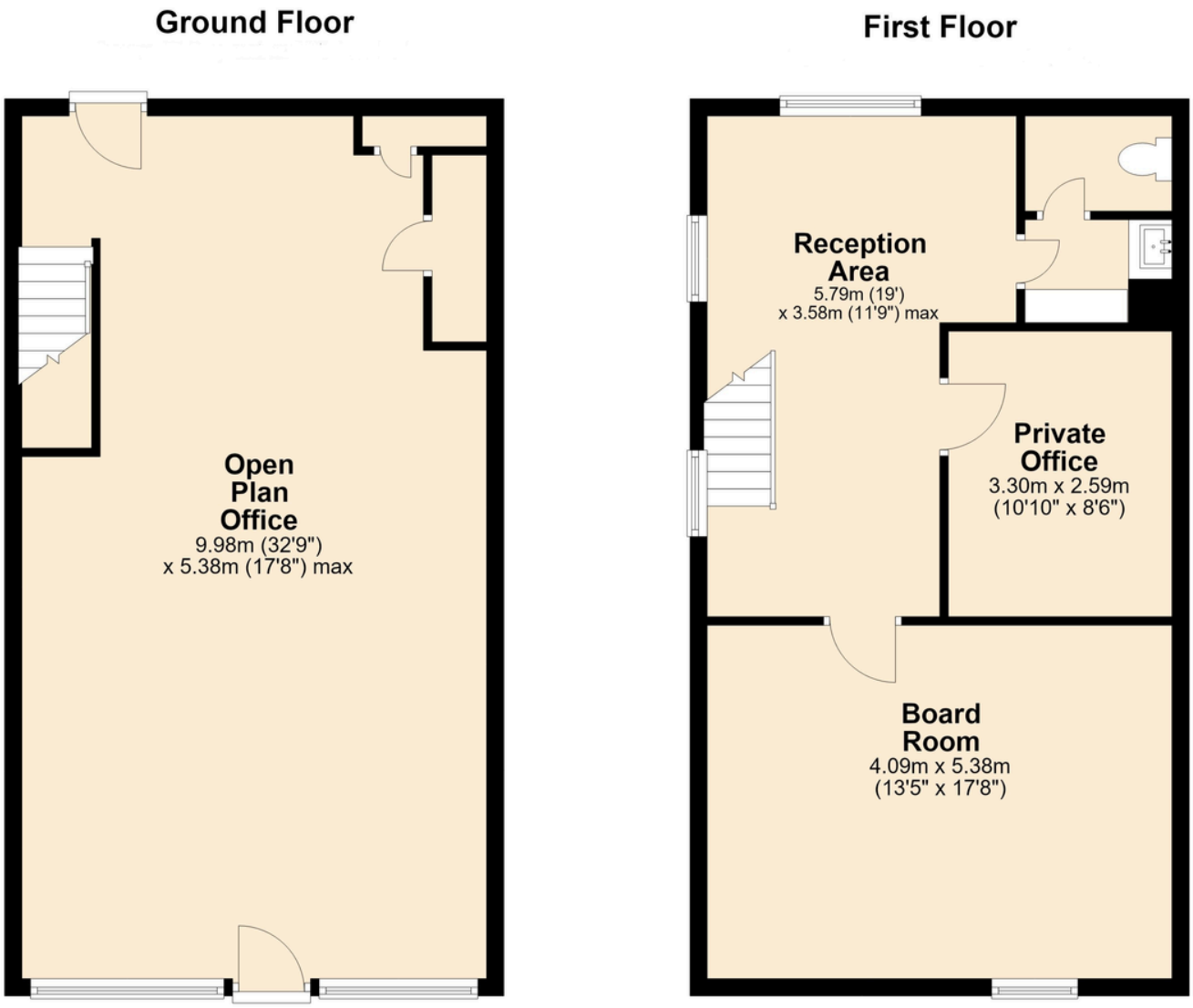
Reception area - 18ft 2in x 9ft 2in

Private office - 10ft 10in x 8ft 6in

Board room - 17ft 8in x 13ft 4in

Total first floor area = 457 sq ft Plus kitchenette and Wc's

Total net internal area = Approx. 1,000 sq ft
Plus basement area





FRONT ELEVATION



REAR EXTERNAL AREA



GROUND FLOOR OFFICE



GROUND FLOOR OFFICE



FIRST FLOOR AREA



FIRST FLOOR MEETING ROOM

SOLAR PANELS

The property benefits from having solar panels which in recent times has generated an income of approximately £800.00 per annum for the excess energy produced, therefore making this an extrememly economical property to occupy.

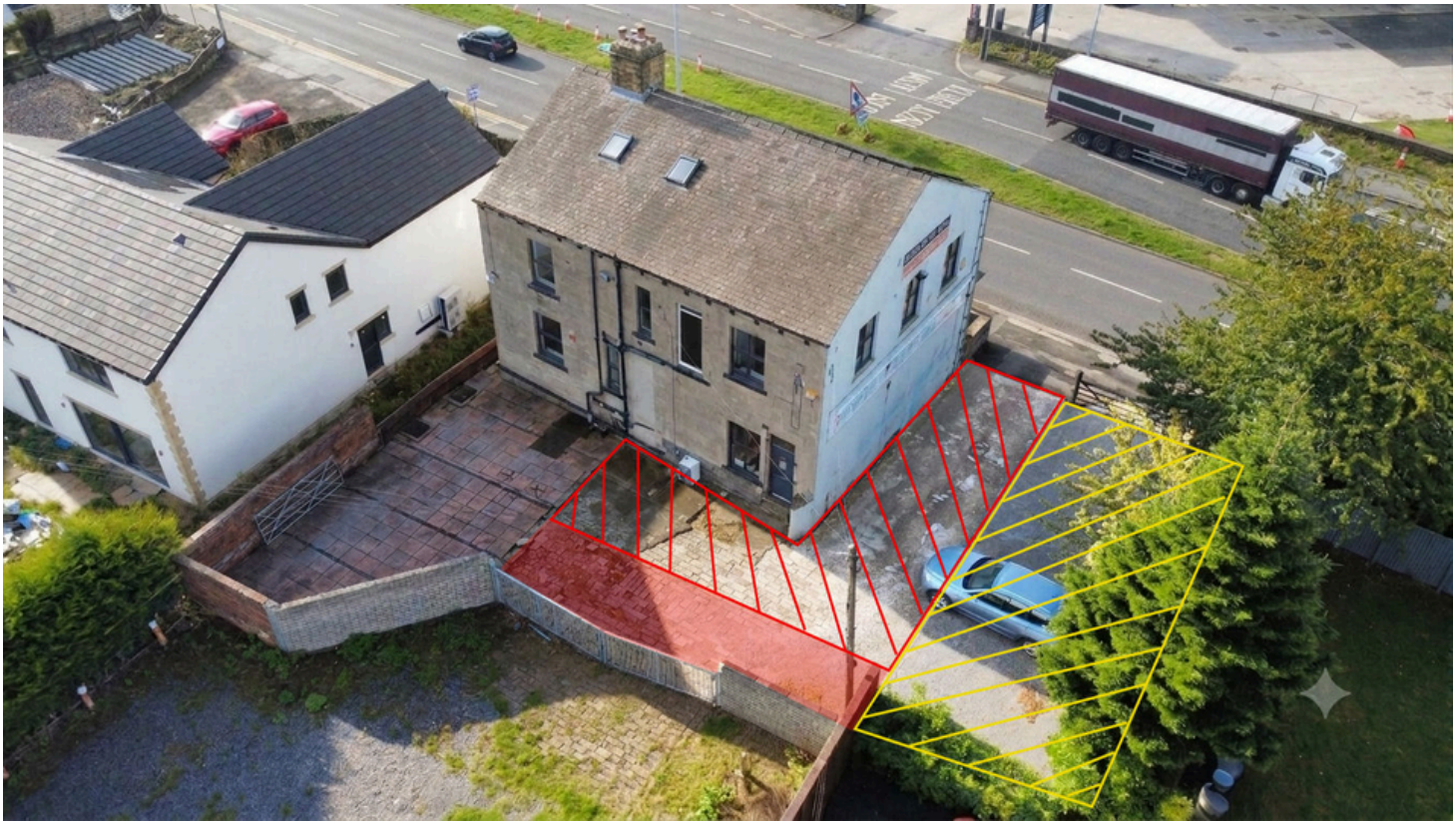
SUMMARY

PRICE	£280,000
RENT	£15,000 per annum
LEASE	The seller would consider rental option based on a three year Full Repairing and Insuring lease.
RATEABLE VALUE	£8,400 per annum
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	£299.00 per annum
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-75

CAR PARKING

There are three car parking spaces included within the demise (shaded red) however, the current owners have an informal arrangement with a neighbouring property to utilise a small parcel of land (etched yellow) which easily offers a further five spaces. Interested parties should fully understand that this agreement is not associated with the sale and may not be continued. However, should a leasehold transaction be negotiated then a new informal agreement may be arranged for the parcel of land hatched yellow.

In addition, the area of land etched red, should be left clear at all times as this provides a vehicular right of access to the adjoining property.



KEY

Land to be included within the demise.

Land included within the sale/letting. Vehicular access required by the adjoining property at all times.

Land not included in the freehold transaction but could be included within a leasehold arrangement.



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 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.