

GROUND FLOOR RETAIL UNIT TO LET



178 Leeds Road, Outwood, WF1 2QA



- 424 Sq Ft (39.39 Sq M)
- £8,000 per annum
- Open plan salon
- Rear treatment room
- Kitchen & Wc facilities
- Useful basement storage
- Excellent roadside location

DESCRIPTION

This is an excellent opportunity to acquire a very well appointed hairdressing salon ready for immediate occupation.

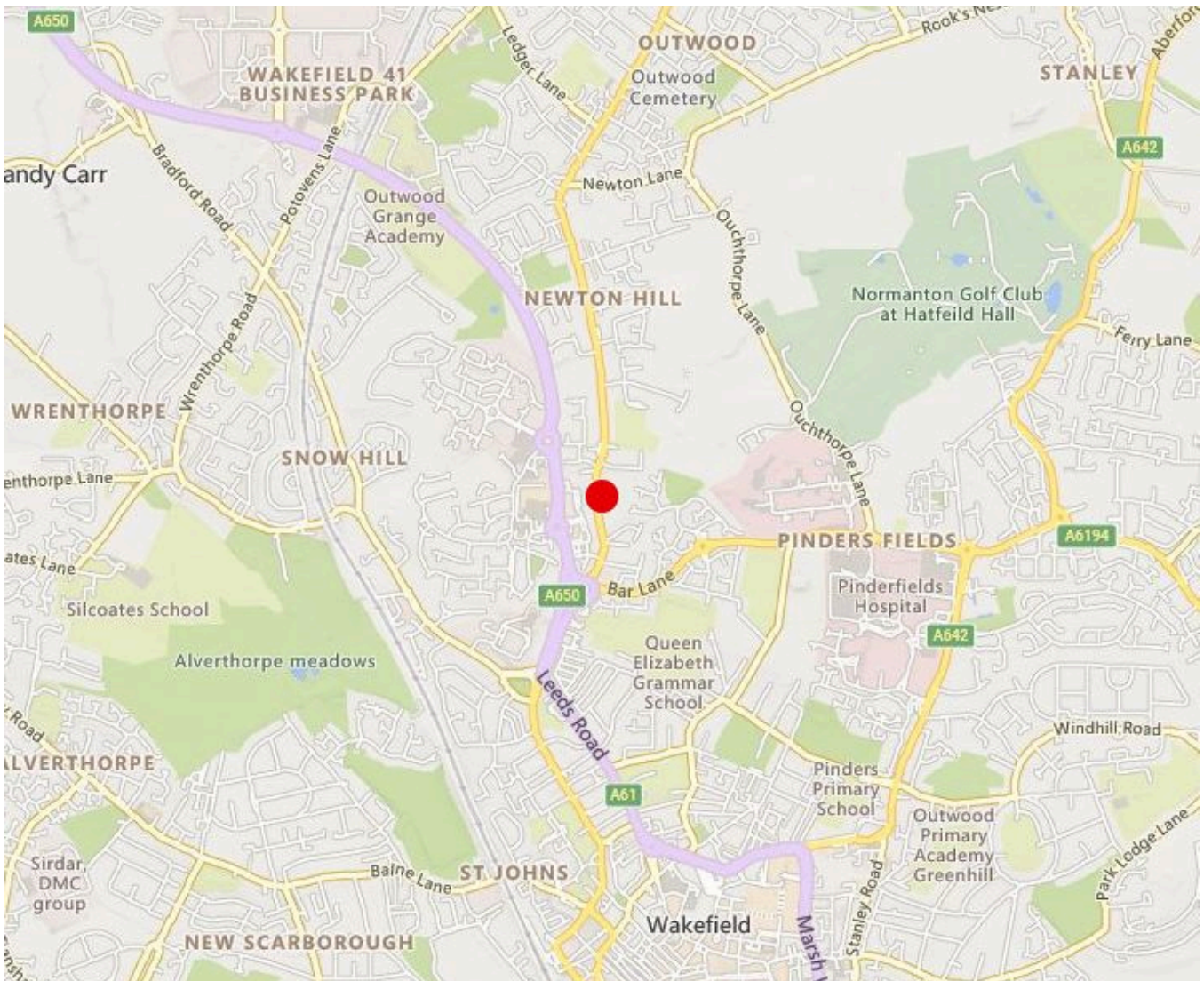
The accommodation comprises of the main salon, rear treatment room, kitchen, Wc facilities and basement storage.

The property benefits from gas central heating.

No barbers or tattooist uses permitted due to the current tenant occupying the unit nextdoor for these uses.

LOCATION

The salon fronts on to Leeds Road at Newton Hill in Outwood which is a very busy arterial road between Wakefield and Leeds. The property is surrounded by a number of housing developments as well as being situated in a small parade of retail units including Black Dog Barbers and P&D Motorcycles.



ACCOMMODATION

Salon	13ft in x 18ft = 240 sq ft
Rear treatment room	9ft 10in x 7ft 3in = 71 Sq Ft
Kitchen	6ft 8in x 7ft 7in = 50 sq ft
Rear store/wash basin area	14ft x 4ft 6in = 63 Sq Ft
Plus WC	

Total net internal area - 424 Sq Ft (39.39 Sq M)



SUMMARY

RENT	£8,000 per annum
LEASE	The property is by way of a Full Repairing and Insuring lease for a minimum term of 3 years.
RATEABLE VALUE GROUND FLOOR	£4,200
VAT	Not applicable
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-100

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 updated October 2027 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.