



holroyd miller

Commercial



TO LET

CITY CENTRE UNIT

26 WOOD STREET, WAKEFIELD, WF1 2ED

GROUND FLOOR RETAIL UNIT AMOUNTING TO 75.3M²/ 811FT². AN OPPORTUNITY TO OBTAIN A FULLY FUNCTIONING HAIR SALON SITUATED IN THE HEART OF WAKFIELD CITY CENTRE. THE PROPERTY WILL SUIT A NUMBER OF USES SUBJECT TO ANY NECESSARY CONSENTS.

RENT £16,000 PA PLUS VAT

01924 299494

DESCRIPTION

An opportunity to acquire a fully functioning hair salon situated in the heart of the city centre. The premises is well presented throughout and features a fully tiled floor, spot lighting, reception desk, eleven dressing stations, 4 back wash stations and a colour mixing station along with WC, kitchen and store/office.



LOCATION

The property occupies a very visible trading position on Wood Street in Wakefield city centre. The property is located on Wood Street which is fast becoming a popular and stylish street in Wakefield with the likes of the Quabana restaurant and other established occupiers nearby including The Smokehouse restaurant, Oliver Dean hair salon and WH Brown estate agents. On street pay and display parking is available to the whole of Wood Street.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Main retail area	11 dressing stations.	65.5m ² / 706ft ²
Colour station area	Fitted sink.	3.5m ² / 38ft ²
Store/ Office	To the rear of main area.	2.7m ² / 29ft ²
Kitchen	Fitted units.	3.5m ² / 38ft ²
W.C	Low flush and basin.	
NET AREA		75.3m²/ 811ft²

BUSINESS RATES

The property has a rateable value of £11,500 and is eligible for 100% rate relief subject to status. The standard rating multiplier for the year 2021/2022 is 51.2p in the pound (0.512). The small business multiplier is 49.9p in the pound (0.499). Individual occupiers may also benefit from small business rate relief and transitional relief. More information in respect of rates can be obtained from the appropriate Local Authority and the Valuation Office Agency website, www.voa.gov.uk.

VAT

We understand the property is presently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quoted net of VAT.

PLANNING

The existing planning use is likely to fall within Class E of the Town and Country Use Classes Order 1987 as amended. Interested parties should satisfy themselves by way of enquiry to the Local Authority, Wakefield Metropolitan District Council that their proposed use is acceptable.

TERMS

The property is available on a new lease for a term of three years or a multiple thereof at an initial rental of £16,000 per annum exclusive on a full repairing and issuing basis.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

By prior telephone appointment through the agents.

Contact:

Michelle Graham

Tel: 01924 299494 (option 3)

Email: michelle@holroydmiller.co.uk



ENERGY EFFICIENCY RATING

The property is awaiting an Energy Efficiency Rating assessment.

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