



holroyd miller

Commercial



FOR SALE

3 FLOOR RETAIL UNIT

162 - 164 KIRKGATE, WAKEFIELD WF1 1UD

A WELL PRESENTED THREE STOREY RETAIL PROPERTY IN WAKEFIELD CITY CENTRE AMOUNTING TO 590M²/ 6350FT² WITH 2 PARKING SPACES TO THE SIDE. PREVIOUSLY USED AS A FURNITURE STORE HOWEVER WOULD SUIT A NUMBER OF USES, SUBJECT TO ANY NECESSARY CONSENTS. IDEAL FOR AN INVESTOR OR OWNER OCCUPIER.

OFFERS OVER £395,000

01924 299494

DESCRIPTION

The property comprises ground floor retail sales area and rear internal storage, with further retail sales area to the first floor with office and toilet facilities. To the second floor a further retail sales area and a staff room and kitchenette. The property has two parking spaces to the side. The premises were last used as a furniture outlet store.

LOCATION

The property fronts Kirkgate in the centre of Wakefield. This is one of the main routes through the city with a high level of passing traffic and footfall. There is on street parking nearby to the front and a public car park to the rear. Nearby occupiers include Wilko, McCarthy's Storage. World. and Halfords.

Wakefield is a City within West Yorkshire having once comprised the administrative centre of the old County Borough. The City Centre is seven miles south of Leeds and enjoys excellent motorway access with junction 41. 40 and 39 of the M1 within two miles and junction 30 of the M62 within 4 miles. The property is in Close proximity to Kirkgate Railway station and also Wakefield Westgate Station which is a main stop on the East Coast rail line and London Kings Cross is approximately two hours away by train.

ACCOMMODATION

ELEMENT	DESCRIPTION	SIZE
Ground Floor	Ground floor retail space with internal storage.	228m ² /2,454ft ²
First Floor	First floor retail space, Office accommodation or storage. To include WC facilities with separate washrooms. Boiler room.	177m ² /1,905ft ²
Second Floor	Second floor retail space with kitchenette and staff room.	185m ² /1,991ft ²
Gross Area		590m²/6,350ft²

BUSINESS RATES

The property has a rateable value of £39,000.

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

The property is not presently elected for VAT. However the owner reserves the right to elect the property if they choose to do so. All figures quoted are net of VAT.

PLANNING

The existing planning use is likely to fall within class E of the Town and Country Use Classes Order 1987 ammended. 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 at a purchase price of £395,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ENQUIRIES AND VIEWINGS

By prior telephone appointment through the Agents.

Contact:

Jonathan Kidd – Tel: 01924 299494 (option 3)

Email: jonathan@holroydmiller.co.uk

Or

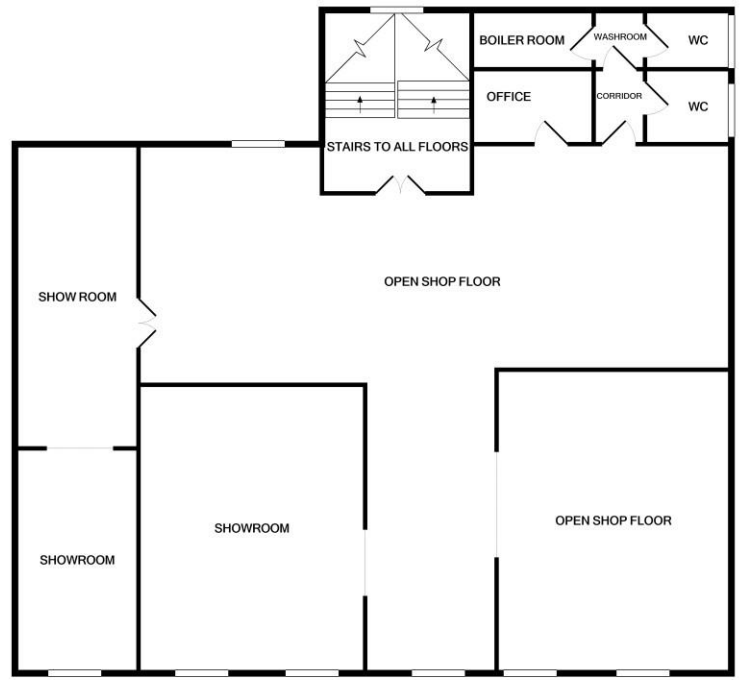
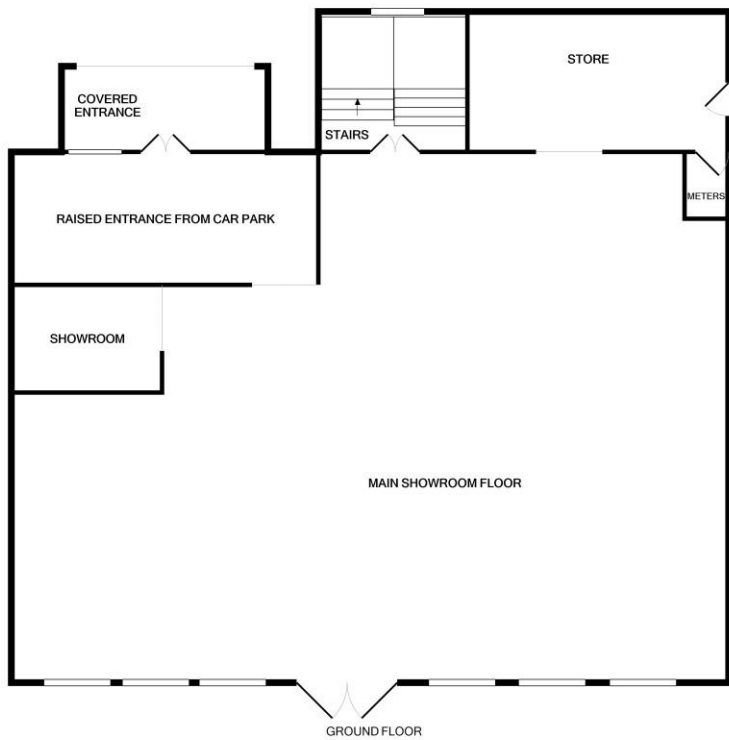
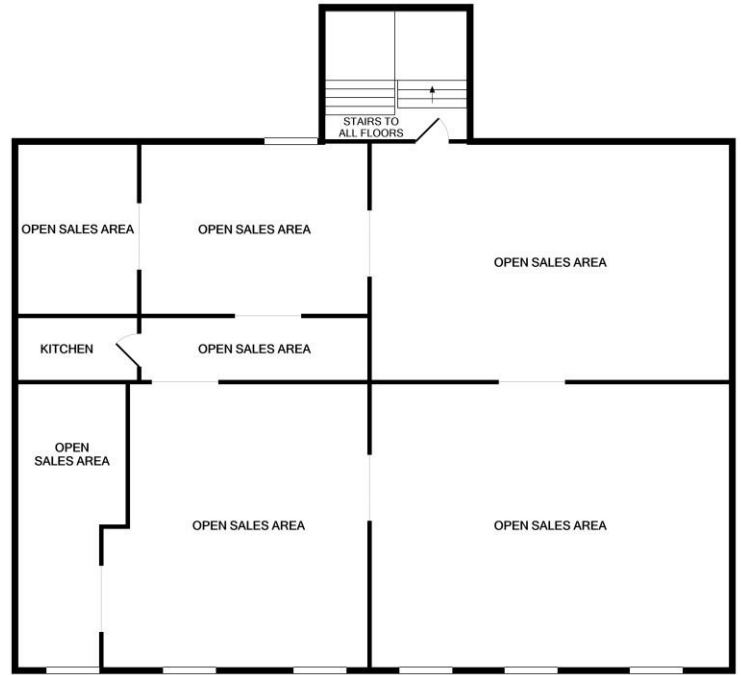
Lucy Hicken- Tel: 01924 299494 (option 3) Email:

lucyh@holroydmiller.co.uk

ENERGY EFFICIENCY RATING

The property has an EPC rating of C59. A copy of the certificate is available on request.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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