

SUBSTANTIAL RETAIL PREMISES PLUS THREE BEDROOMED HOUSE

WITH SUBSTANTIAL CAR PARKING TO LET / FOR SALE



2,923 SQFT (271.55 SQM)
260 DEWSBURY ROAD
WAKEFIELD
WF2 9BY

DESCRIPTION

This is a substantial fully refurbished two storey retail property with an adjoining three bedroomed house. Immaculately finished.

The retail parts are arranged over two floors and provide broadly rectangular retail space plus additional storage space to the rear on the ground floor.

The adjoining house provides a spacious three bedroomed accommodation and benefits from having a private garden to the rear.

The premises benefit from having a substantial car park to the side plus additional parking to the front.

LOCATION

The premises occupy an enviable location adjacent to Morrisons Petrol Filling Station and to the front of the Morrisons Superstore and McDonalds. Being situated on the main road the property benefits from being very visible and of course convenient for junction 40 of the M1 motorway which is less one mile away.



ACCOMMODATION

Ground Floor Area 1453 sq ft (135 sq m)

First Floor Area 1470 sq ft (136 sq m)

All areas are gross internal

Living Accommodation

Kitchen 4ft x 8ft 10in (being fully fitted and part tiled)

Wc facilities off

L-Shaped lounge 24ft x 20ft (max) with conservatory off over looking rear garden

Dining Room (front) 12ft 9in x 11ft 9in with feature bay window

Stairs lead to first floor

Bedroom 1 (Front) 12ft 10in x 11ft 10in with built in wardrobes

Bedroom 2 (Front) 16ft 6in x 8ft 7in

Bedroom 3 (Rear) 13ft x 9ft 9in

Bathroom with fitted three piece suite

LEASE

The property is available by way of a new Full Repairing & Insuring lease for a term to be decided.

RENTAL

£25,000 Per Annum

FREEHOLD

Offers Around £425,000

VAT

All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

LEGAL COSTS

Each party is to be responsible for their own legal costs in this matter.

RATES

We understand from the VOA website that the current rateable value of the property is £16,250. The rates payable is calculated by applying the current business rates multiplier of 49.7 p. interested parties are advised to confirm the above figures with the local authority.

The government announced in the budget that England's retail, leisure and hospitality firms will not pay any business rates in the coming year as part of plans to support the UK economy in the face of the coronavirus outbreak.

This relief will apply to occupied retail properties with a rateable value of less than £51,000 in the year 2020/21

COUNCIL TAX

The residential property is in council tax band B.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Isobel Smith will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C54 for the commercial premises and D59 for the residential. A copy of the certificate is available upon request or from our website.



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. 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.
3. 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.
4. 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.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared November 2019 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.