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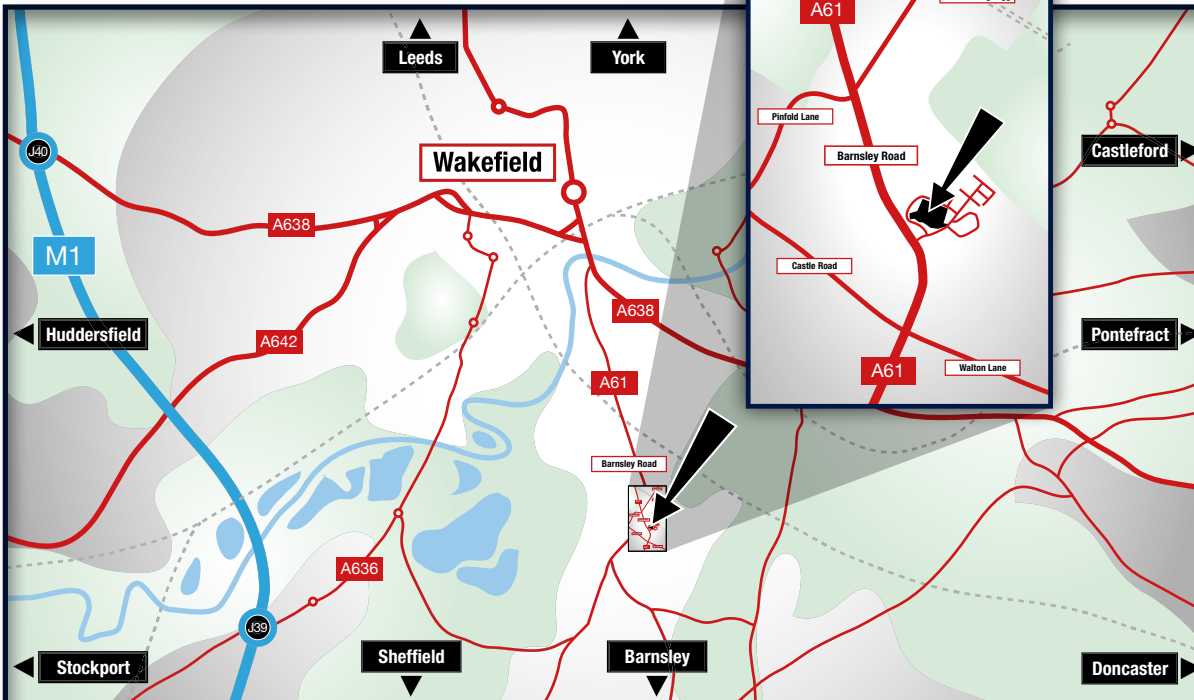
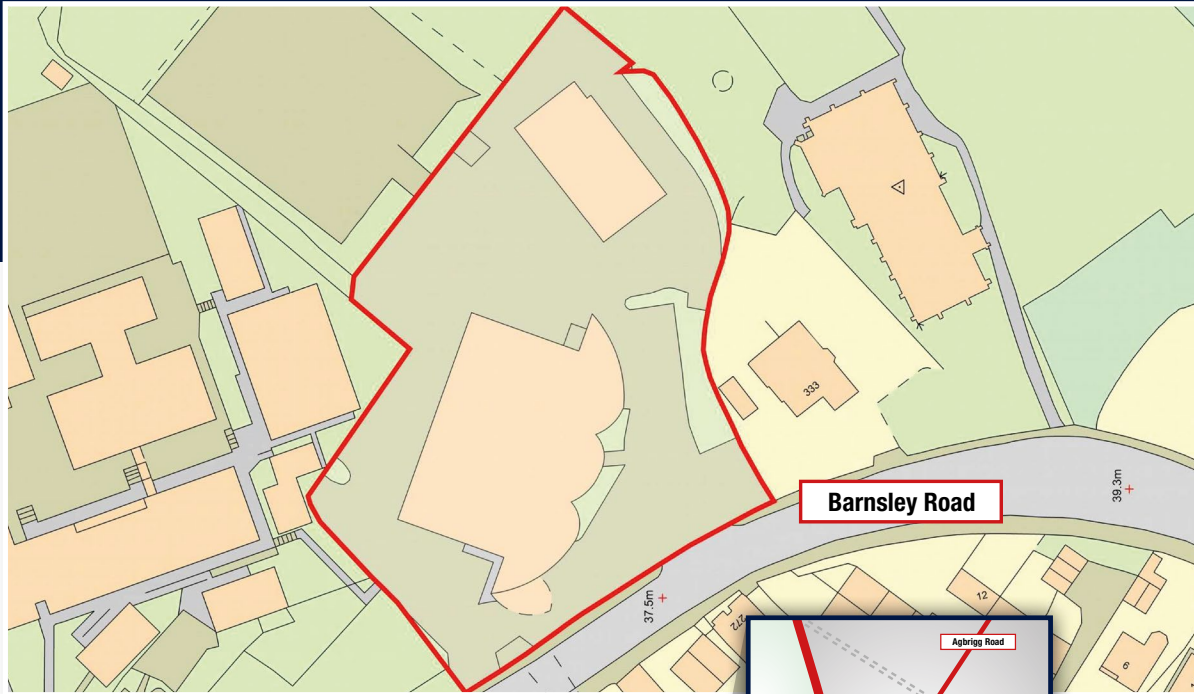
MOTOR DEALERSHIP, WAKEFIELD | 30,798 FT² ON 1.71 ACRES BARNSELEY ROAD, WAKEFIELD WF2 6EH

- Potential for further car parking (by separate negotiation)
- Purpose-built bespoke motor dealership
- Showroom and workshop with first floor offices and staff facilities
- Highly prominent location with frontage to Barnsley Road (A61)
- Self-contained site extending to 1.7 acres
- Suitable for a range of alternative uses (subject to planning)

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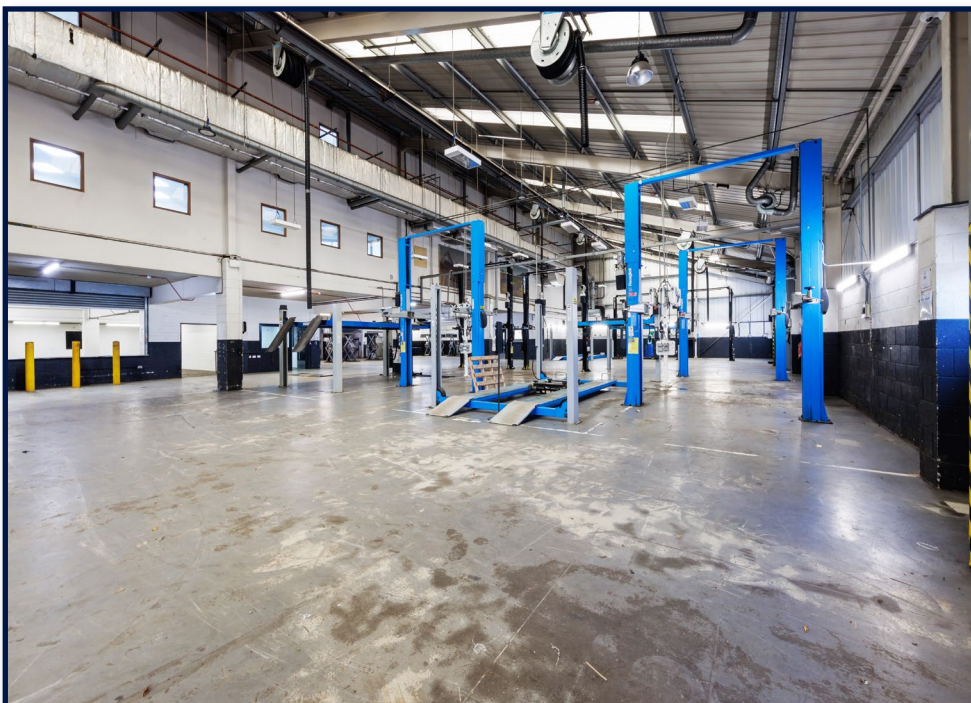
Location

The property occupies a prominent roadside position fronting Barnsley Road (A61), one of Wakefield's principal arterial routes linking to the city centre. The property is in close proximity to Sandal and Agbrigg train station located to the north which provides direct services to Leeds, Sheffield and Wakefield Kirkgate.

The property benefits from excellent connectivity, with Junction 39 of the M1 located approximately two miles to the west, providing access to Leeds, Sheffield and the wider Yorkshire region.

The surrounding area comprises a well-established mix of residential, commercial and roadside uses, with Barnsley Road accommodating a number of national retailers and trade operators.

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Description

The property is a purpose built former Land Rover dealership comprising prominent showroom and extensive workshop along with ancillary office space.

The showroom provides real prominence to the A61 having space for 12 vehicles. There is an extensive workshop to the rear with space for 16 bays along with a detached building providing valeting facilities.

Site Area

The property has an estimated site area of 1.71 acres.

Floor Areas

	SQ M	SQ FT
First Floor		
Office	331.63	3,570
Ground Floor		
Showroom	426.34	4,589
Showroom Office/Ancillary	345.23	3,716
Lower Ground Floor		
Workshop	1,379.45	14,848
External		
Valet	378.55	4,075
TOTAL GIA	3,861.20	30,798
External Spaces		
Display	53	
Customer Parking	18	
Workshop Parking	50	
TOTAL	121	

Tenure

The property is available by way of new FRI lease. The landlord may also consider a sale of the property.

Rating Assessment

Rateable Value £194,000
(1 April 2026).

Services

We understand all mains services are available to the property.

EPC

The property has a current energy rating of C valid until March 2032.

Terms

Rent/price on application.

VAT

The property is registered for the purposes of VAT.

Costs

Each party will be responsible for its own transactional costs.

AML

The tenant will be required to provide full AML information ahead of exchange of contracts including details of corporate structure, beneficial ownership and source of funding.



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For further details or to arrange a viewing please contact:

Peter Paphitis
+44 7814 962689
peter@latitudere.co.uk

Kristina Simpson
+44 7585 705336
kristina.simpson@savills.com

James Campbell
+44 7779 402644
james.campbell@savills.com

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