

COMMERCIAL PREMISES TO LET

WOULD SUIT OFFICE USER
CAR PARKING ON SITE UP TO 4 CARS

**Vickers
carnley**



4-6 Providence Street, Wakefield, WF1 3BG

- 878 sq ft / 82 sq m
- Prominently located property
- 4 Car parking spaces to the rear
- Close to all local amenities
- Within walking distance of both Bus and Railway Station

DESCRIPTION

These premises have recently been used as a bar, but before that was used as an office for 40 years. The property would be ideal for users such as Estate Agents, Insurance Brokers and Accountants.

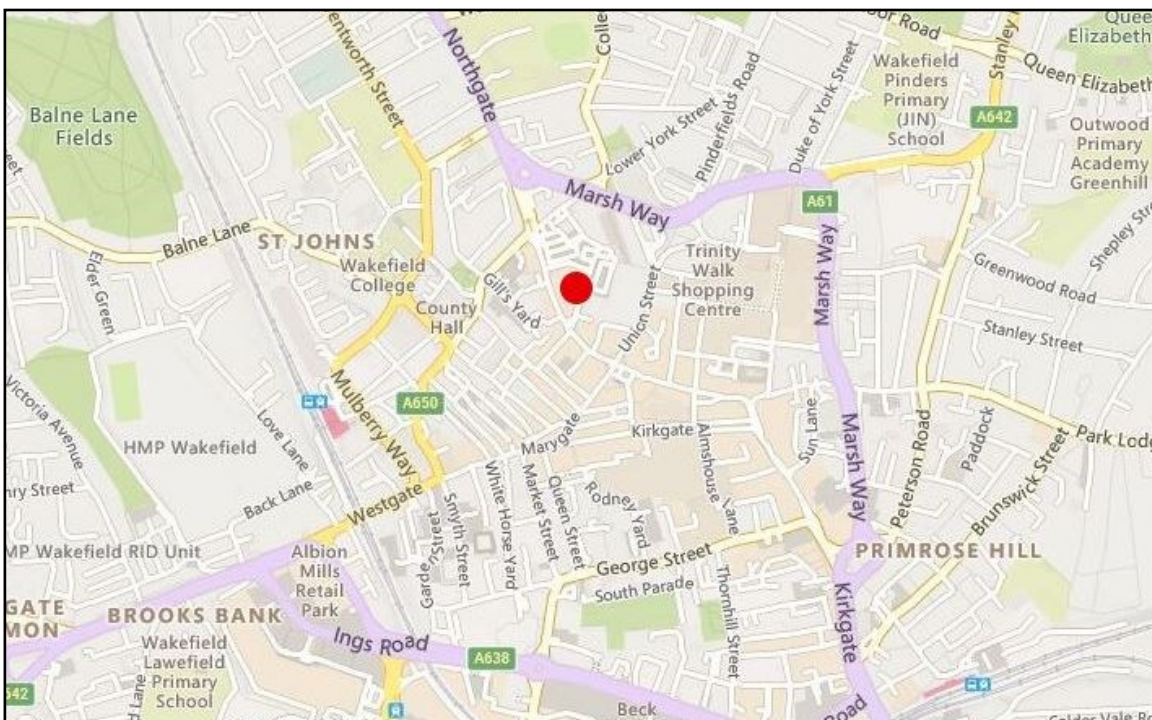
There are 4 allocated car parking spaces to the rear of the property.

The property benefits from having electric heaters, security system, kitchenette and Wc facility. The premises will be ready in Spring time 2024.

LOCATION

Occupying a very visible location on the corner of Providence Street and Northgate, convenient for the Banks and shops which are a few minutes walk away.

Wakefield city centre is less than three miles east of the M1 motorway (Junctions 39, 40 and 41) and only 4 miles south East of the intersection of the M1 and M62 motorways, giving excellent road communications in all directions. Additionally, Westgate Railway Station and Bus Station are within short walking distance.



ACCOMODATION

Ground Floor

15ft x 29ft 3in = 439 sq ft

1st Floor

15ft x 29ft 3in = 439 sq ft

Includes Wc & Kitchenette facility

Total gross internal area = 878 sq ft / 82 sq m

RENTAL

£17,000 per annum (No VAT)

LEASE

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

RATES

We understand from the VOA website that the rateable value of the property is £5,500. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p.

Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs. Lease for a term to be agreed.

VAT

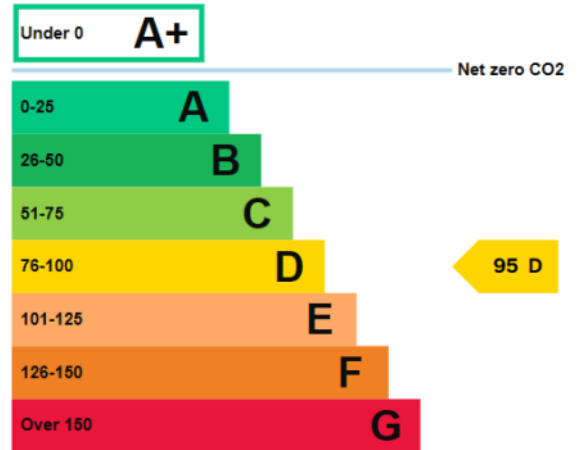
VAT is not applicable.

VIEWING

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

Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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 February 2024 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.