



To Let/May Sell

44A Ings Road, Wakefield, WF1 1DZ

**SW**  
Sanderson  
Weatherall



- Prime roadside retail warehouse to let. Potentially available or for sale
- Located fronting the main southern inner ring road for the City of Wakefield
- Prime location close to the city's four main retail parks
- 5,605 sq ft clear ground floor sales with approximately 43 shared parking spaces
- To Let on a new lease at an initial rental of **£61,600** pax
- The Freehold/Part Investment is potentially available

## Location

The West Yorkshire city of Wakefield is located approximately 8 miles to the south of Leeds, 45 miles north of Sheffield and 20 miles to the north west of Doncaster. The city benefits from an estimated population of 353,400 (2021 census).

The property is located to the south of the city centre on Ings Road (A638) which is effectively the City's inner ring road and one of the busiest in the area.

Wakefield's principle out of town retailing provision is located along Ings Road on the Beck Retail Park, Cathedral Retail Park, Westgate and Albion Mills. Additionally, there are a number of stand alone trade and retail units in the immediate vicinity.

## Description

The property is a single story retail warehouse, predominantly open plan with a storage area/service bay, office and staff toilet.

## Accommodation

The property provides the following approximate gross internal area.

Ground Floor GIA	520.70 sq m	5,605 sq ft
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## Rateable Value

The rateable value of the property from 1<sup>st</sup> April 2026 will be £46,250 pa.

## EPC

The unit has an Energy Performance rating of 46B and a copy of the certificate is available upon request.

## Legal Costs

Each party is to be responsible for their own legal and other costs incurred in the transaction.

## VAT

The property is not elected for VAT so this will not be payable on the rent.

## Anti Money Laundering

The incoming tenant will be required to provide documentation to satisfy the requirements of the Governments Money Laundering legislation.

## Availability

The unit will be available from the beginning of March 2026

## Lease

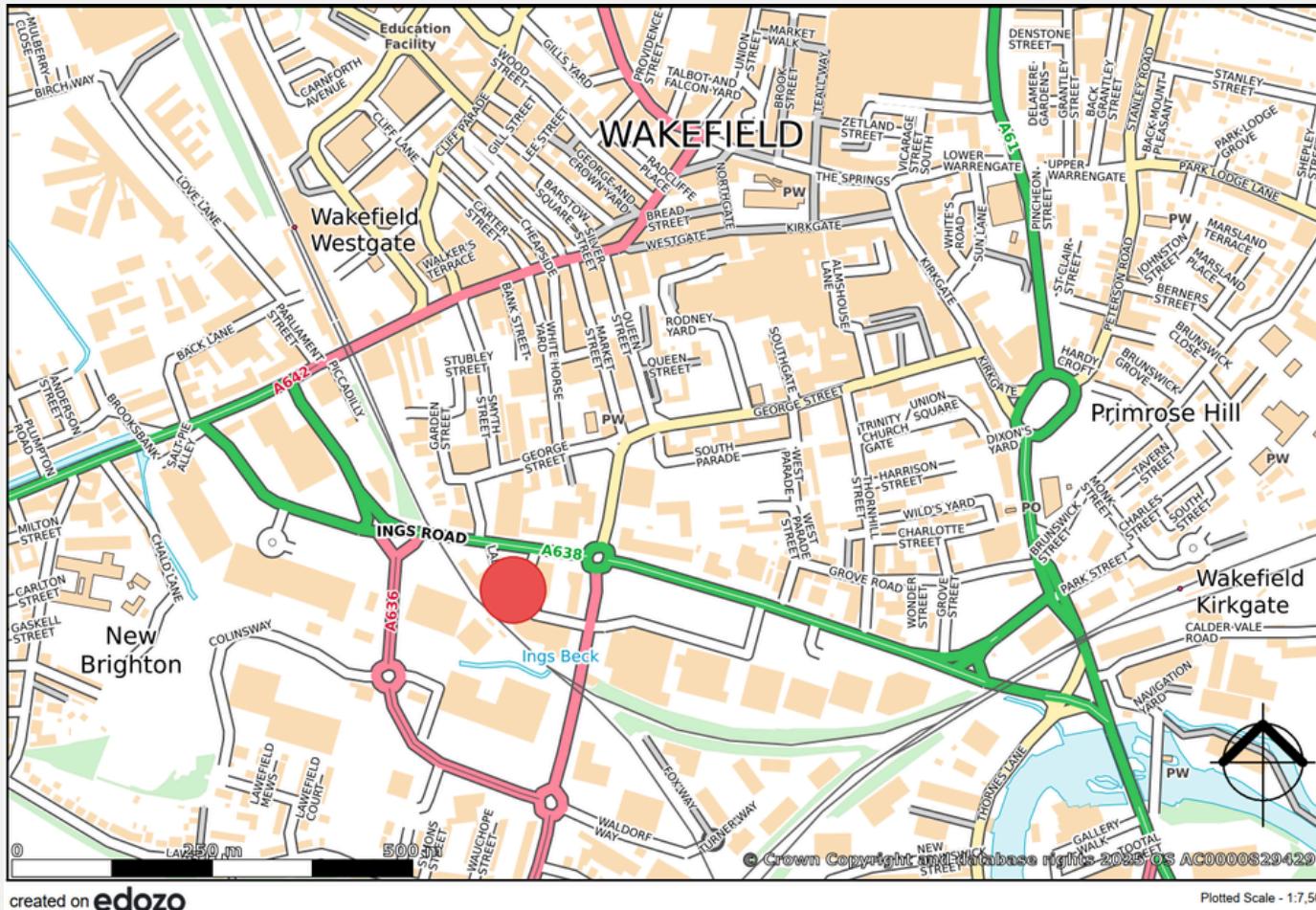
The retail warehouse will be available on a new full repairing and insuring lease for a minimum term of 10 years. The initial rent to be £61,600 per annum.

## Freehold/Part Investment

Consideration will be given to a sale of the freehold of the whole building and site to include Unit 44B which is let to YESSS.

The site is approximately 0.81 Acres and Unit 44B is approximately 3,930 sq ft giving a total GIA for the building of 9,535 sq ft.

Details of the terms of the lease and rental of 44B along with the required price for the freehold are available upon request.



# Viewings

Viewings are strictly by appointment with the sole agents Sanderson Weatherall.

Contact  
**Peter Heron**  
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