

FOR SALE (MAY LET): 6-8 BOND TERRACE, WAKEFIELD, WF1 2HW

**FOX
LLOYD
JONES**

0113 243 1133

www.fjltd.co.uk

Rare Freehold Self-Contained Period Offices

3,487 Ft²



- ◇ Rare Freehold
- ◇ Vacant Possession
- ◇ Unique self-contained offices
- ◇ Grade II Listed
- ◇ Prominent Corner Position next to Gill's Yard development
- ◇ Impressive gable-end mural
- ◇ 4-5 car parking spaces
- ◇ Suitable for Alternative Uses (STP) including residential conversion

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PROPERTY DETAILS



6–8 Bond Terrace is a Grade II Listed end-terrace building arranged over four floors, recently partly refurbished by Rushbond and used as sales and administration offices for the Wood Street development.

The property benefits from two principal entrances, rear access, gas central heating, and a private car park providing approximately 4–5 spaces. An eye-catching mural on the gable elevation was approved under planning consent in November 2024.

The ground floor has been refurbished to a high standard, featuring new carpeting, a modern fitted kitchen, upgraded décor, and LED lighting. The remaining floors offer characterful office accommodation with scope for further enhancement, including eight cellular offices across the first and second floors, together with storage, kitchen facilities, and additional office space at lower ground level. WC facilities are available on the ground and first floors.



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Existing office specification:

- ◇ Perimeter power and data cabling
- ◇ Timber framed sash windows
- ◇ Carpet floor coverings
- ◇ Feature exposed beams
- ◇ Painted plastered ceiling finish
- ◇ LED lighting (GF)
- ◇ Kitchen facilities
- ◇ Male & female WCs floor by floor
- ◇ 4-5 dedicated car parking spaces

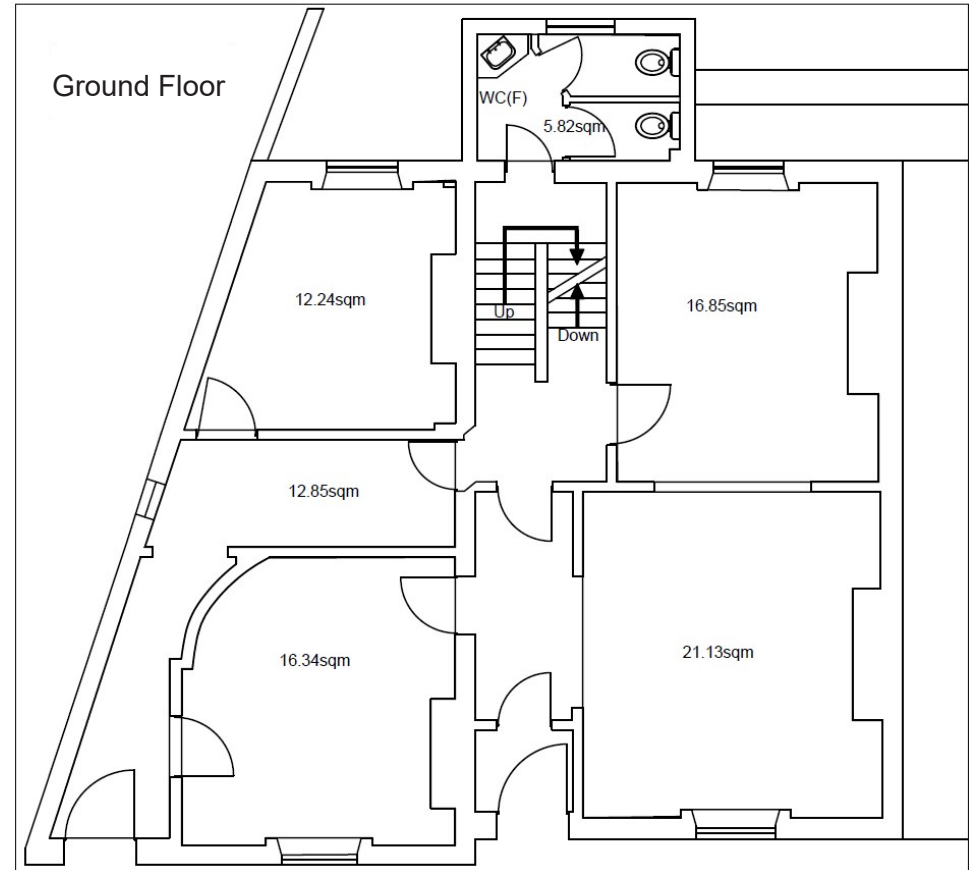
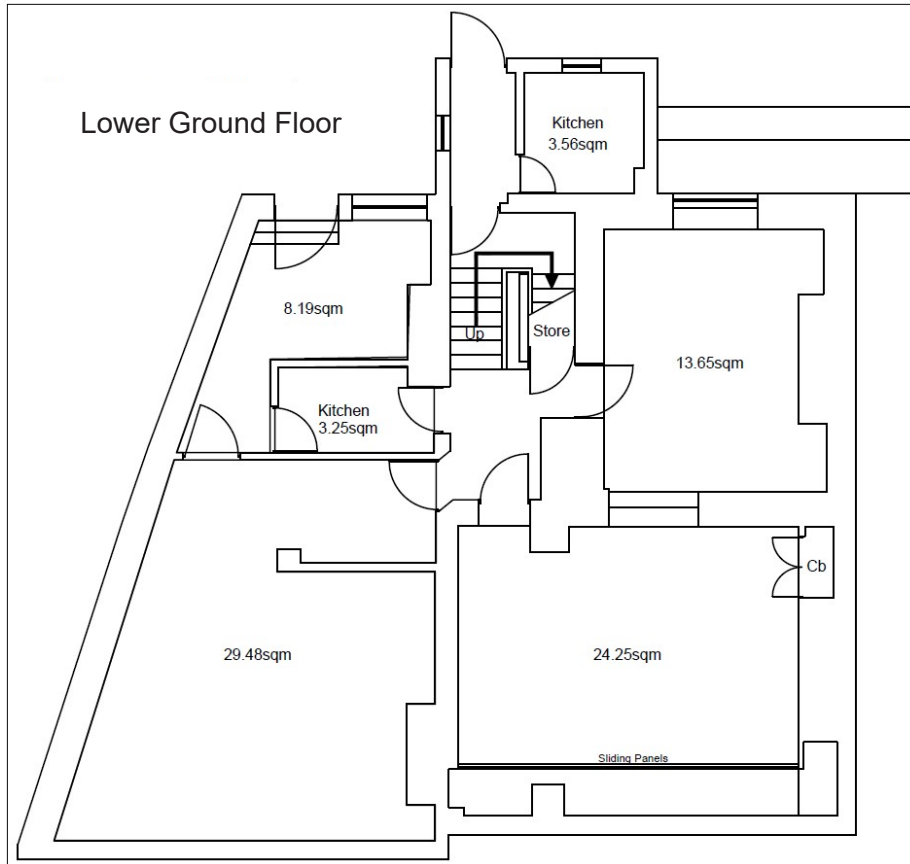
Accommodation

A recent measured building survey confirms the Net Floor Areas to be as follows:

Floor	M ² (NIA)	Ft ² (NIA)
Lower Ground	82.38	887
Ground	79.41	855
First	82.23	885
Second	79.95	861
Total	323.97	3,487

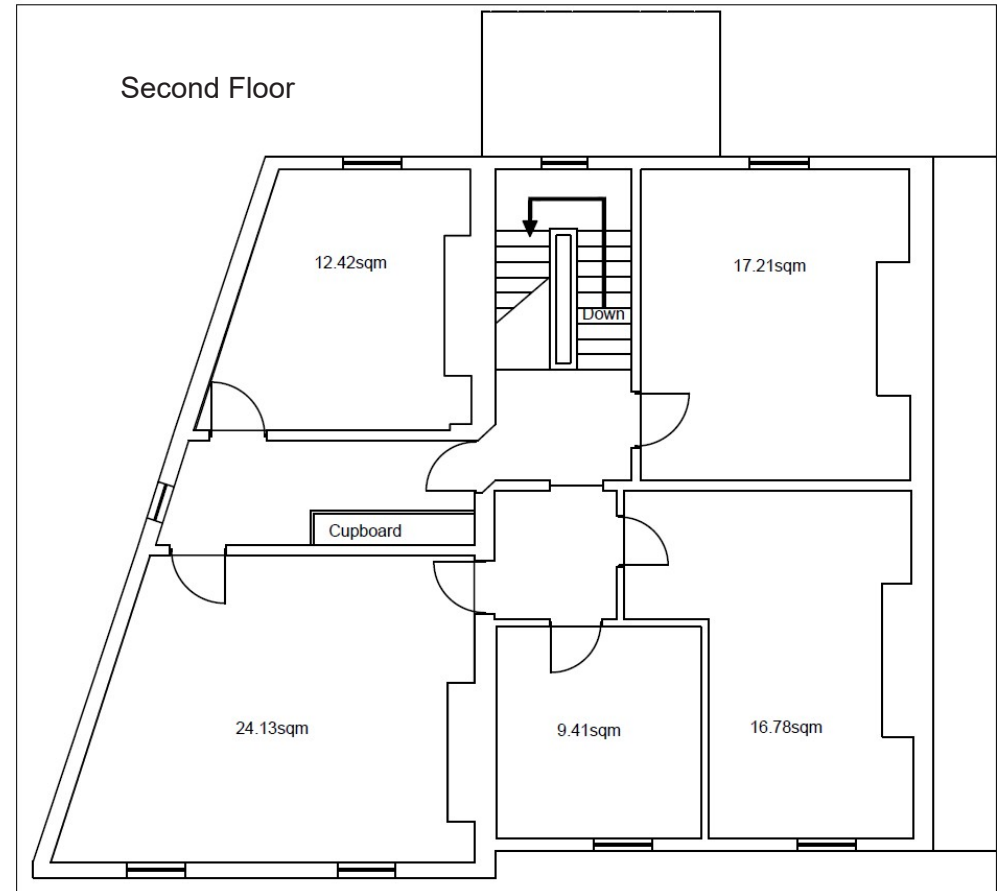
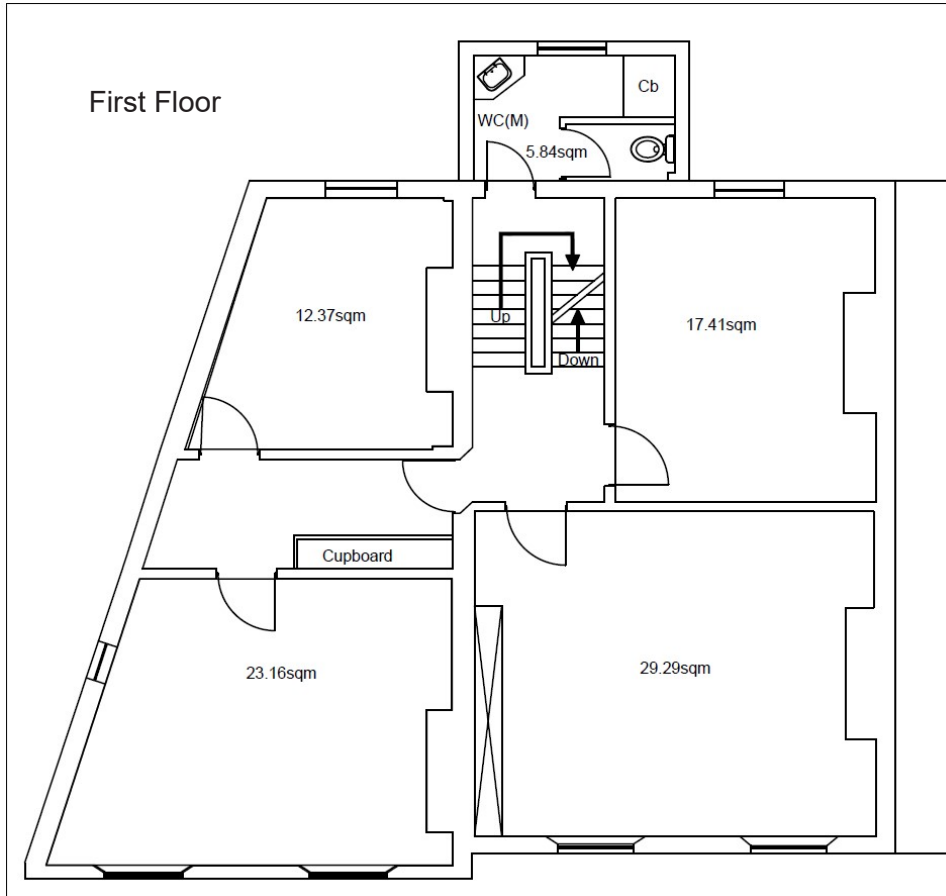


EXISTING OFFICE FLOOR LAYOUTS



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GALLERY – EXTERNAL



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LOCATION



- The property occupies a prominent corner position at the junction of Bond Terrace and Gill's Yard, in the heart of Wakefield City Centre, overlooking Wakefield Cenotaph. The statue of Queen Victoria is situated directly in front of the building, enhancing its landmark setting.
- The surrounding area comprises a mix of commercial, civic, and leisure uses, with occupiers and amenities including the Wakefield Safeguarding Children Partnership, Wakefield Library, Wakefield Museum, and Wakefield Town Hall all within close proximity.
- Wakefield Westgate railway station is located within a short walking distance, providing regular direct services to Leeds, London, and other key regional destinations.
- The city's primary retail core lies a short distance to the south, offering a wide range of city centre amenities, shops, restaurants, and services.
- The immediate area has benefited from significant recent regeneration, including Rushbond's successful conversion of the former police station on Wood Street and Wakefield Court House – a new mixed use hospitality venue, alongside the delivery of residential properties on Gill's Yard under the Wood Street Collection brand, contributing to the continued enhancement of the surrounding environment.

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Viewing & further information

Please contact the joint selling agents:

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Proposal

We are instructed to seek offers in the region of **£485,000** subject to contract and exclusive of VAT

The property is available on a leased basis for a term of years to be agreed.

Quoting: £40,000 per annum

Tenure:

Freehold

Title Number: WYK412150

Rateable Value:

Interested parties are advised to confirm any rating liability directly with the Local Authority.

VAT:

The building is VAT elected.

EPC:

A copy of the certificate is available on application.

Legal Costs:

Each party is to be responsible for their own legal costs incurred in connection with completion of the transaction.

Anti-Money Laundering:

Please note: in accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended in 2019), we may be required to complete AML checks on all parties involved in the transaction and where appropriate an information document will be issued.

Misrepresentations Act:

1. The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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