

FOR SALE – 19 CHEAPSIDE, WAKEFIELD, WF1 2SD

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0113 243 1133

www.fljlttd.co.uk

Rare Freehold Residential-Led Development Opportunity

**REDUCED:
Offers
Over
£525,000**



- ◇ Full Planning Consent for a 9x apartment scheme with a self-contained lower ground floor office
- ◇ Apartment mix includes 6x 2-bedroom & 3x 1 bedroom
- ◇ Self-contained office suite accessed from the rear
- ◇ Freehold
- ◇ Excellent Wakefield city centre address
- ◇ Grade II Listed former warehouse
- ◇ Self-contained HQ office with a high-quality specification, currently occupied by Switalski Solicitors
- ◇ Short-term income (£85,000pa) and full Vacant Possession from March 2026
- ◇ 2x dedicated car parking spaces
- ◇ 2-minute walk to Wakefield Westgate

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LOCATION



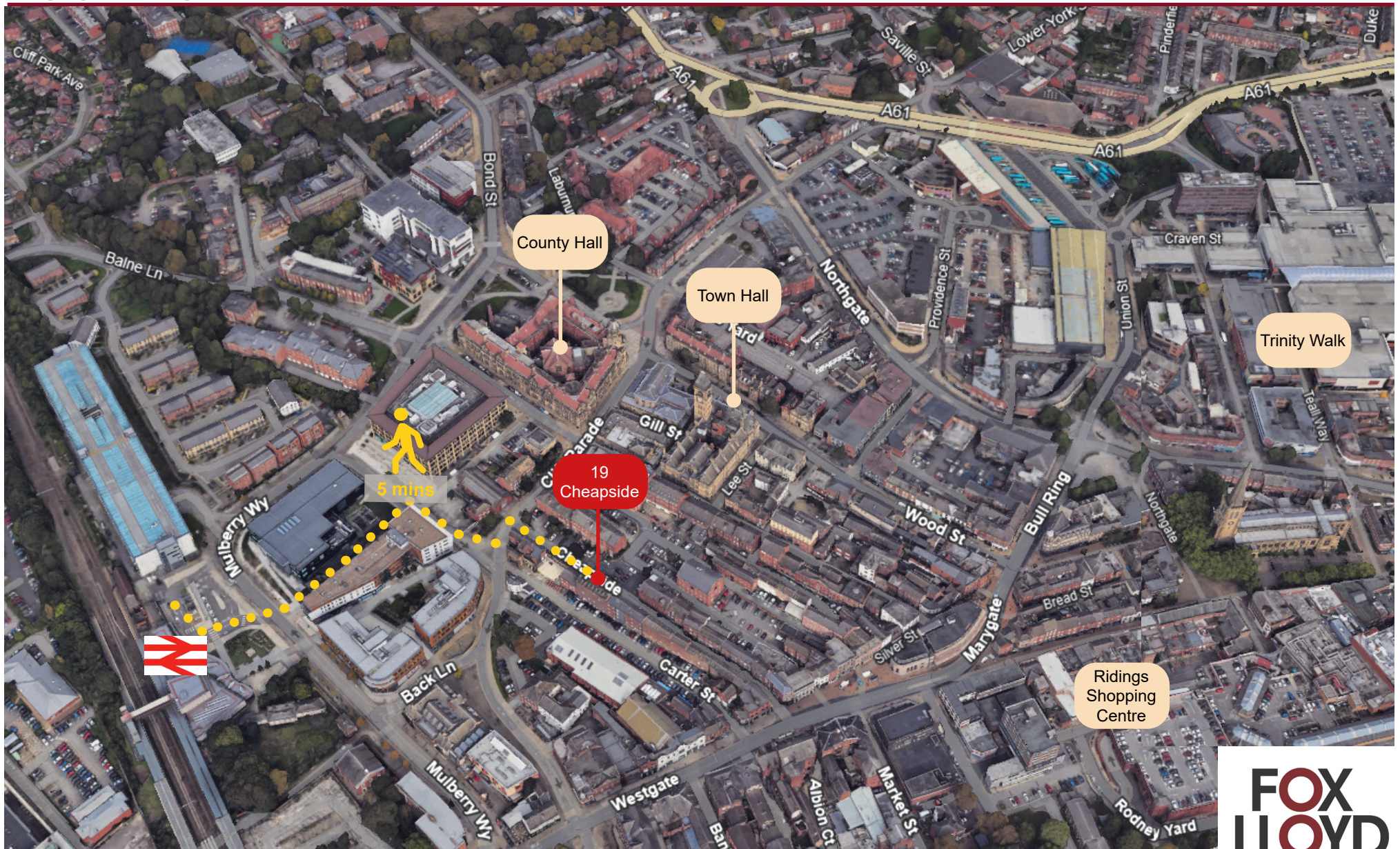
- Situated in the heart of Wakefield city centre, within a short walking distance of key Wakefield amenity and transport links. Wakefield Westgate train station is within just a 5-minute walk and there is ample car parking to the front and rear of the Property.
- There are around 2 trains per hour to/from London Kings Cross, with a journey time of 2 hours or under.
- Strata Homes 116 unit scheme to the north west of the site was completed in 2019.
- The development of CAPA College (500 students) for performing arts completed and opened in 2022, adding to the vibrancy of the locale.



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PROPERTY DETAILS



Accommodation

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

Floor	M ² (NIA)	Ft ² (NIA)
Lower Ground	104	1,119
Ground	119	1,281
First	130.5	1,405
Second	130.4	1,404
Third	127.4	1,371
Total	611.3	6,580

The total gross floor area is approx. 8,133 ft².

19 Cheapside is a Grade II Listed mid-terrace period office building over four floors – lower ground, first, second & third floors.

Cheapside was established in 1802 and became a hub for woolstaplers, with warehouses built to support the wool trade and 19 Cheapside has impressively retained a number of the historic features.

The building has been occupied by Switalski Solicitors for c.20 years as office accommodation. The layouts of the upper floors & lower ground floor are generally open plan, with a reception / welcome area & meeting rooms at ground floor level.

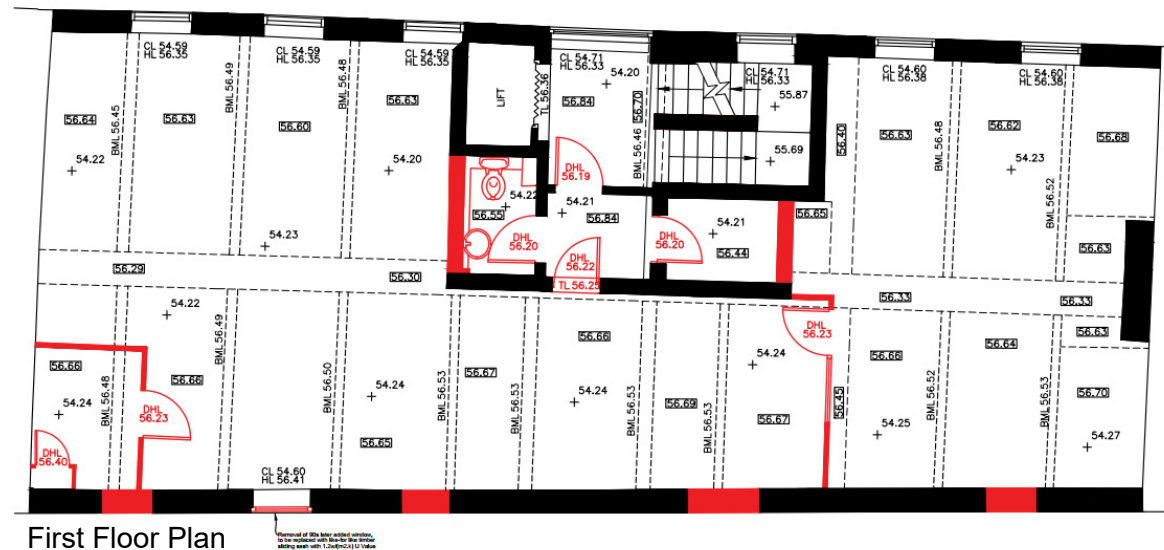
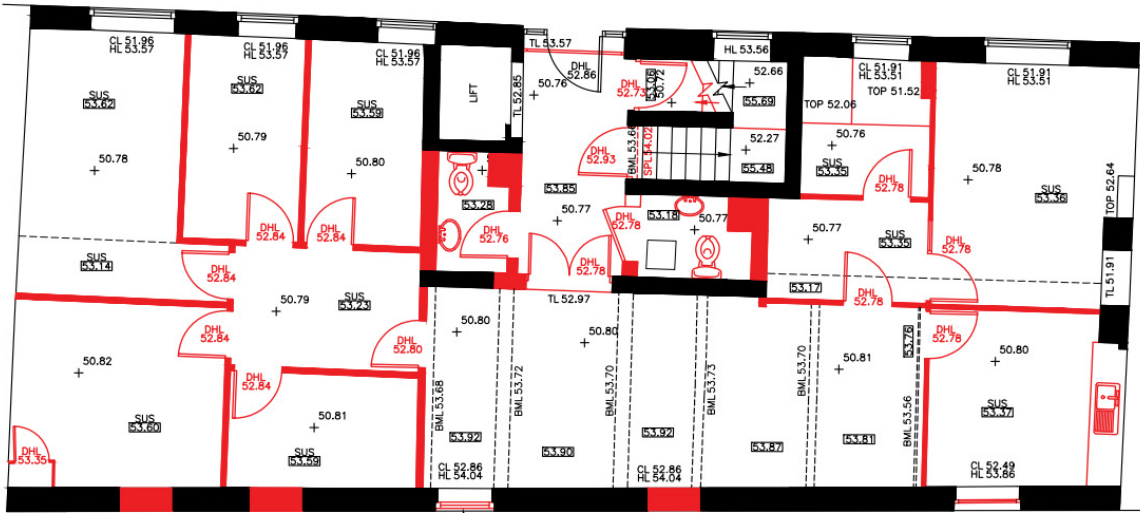
Existing office specification:

- Perimeter trunking with power and data cabling
- Timber framed sash windows
- Carpet floor coverings
- Feature exposed beams
- Painted plastered ceiling finish
- LED lighting
- Air conditioning (part)
- Kitchen facilities
- Male & female WCs floor by floor
- Goods lift
- 2x dedicated car parking spaces

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EXISTING OFFICE FLOOR LAYOUTS



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DEVELOPMENT OPPORTUNITY & TENANCY

Planning

The building is currently used as office accommodation under Use Class E.

Cheapside is situated within the Upper Westgate Conservation Area and has traditionally been occupied by professional service organisations for office use.

On October 30, 2024, a planning application (reference 24/01904/LBC & 24/01903/FUL) was submitted to Wakefield City Council for a partial change of use from solicitors' offices to residential spaces on the ground, first, second, and third floors, along with associated works. Planning permission was subsequently granted in March 2025.

The Consent includes conversion into 9x residential apartments with a self-contained office suite at Lower Ground Floor (LGF). It also includes the addition of refuse and cycle storage at lower ground floor level.

Tenancy

Switalski Solicitors currently occupy the building on a recently agreed 3-year lease.

Term: 3 years

Lease commencement: 28 March 2025

Mutual Break: 28 December 2025 and rolling thereafter (3 months' prior notice required)

Rent: £85,000 per annum

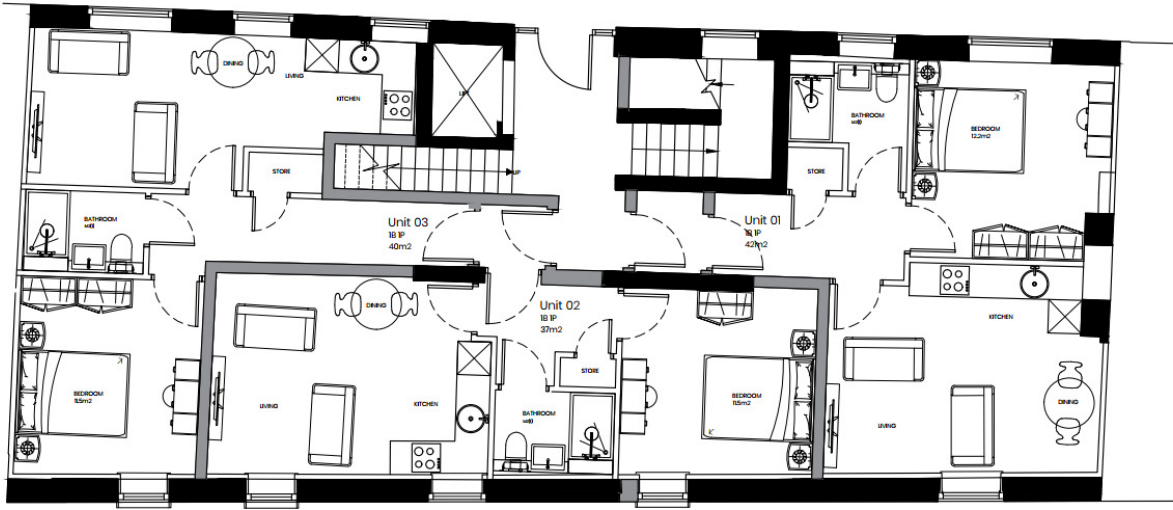
The lease is contracted outside of the Landlord & Tenant 1954 Act.

Switalskis are actively in the market searching for new premises and are not looking to extend the lease.

Proposed Floor Areas

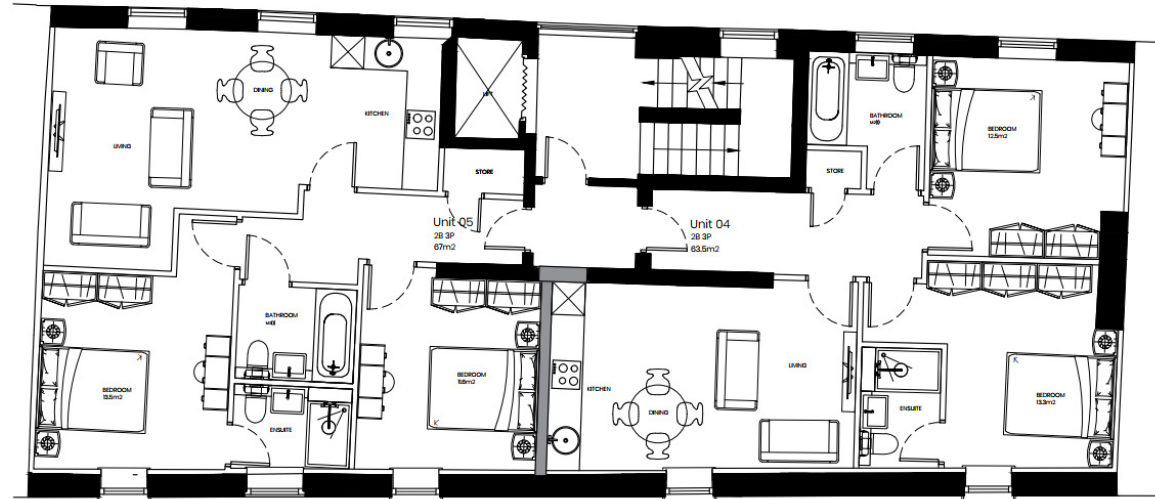
Floor	Office			Sq. M.	Sq. Ft.
LG	Self-contained office suite			104	1,119
Total:				104	1,119
	Apartment	No. Bedrooms	Occupants		
G	1	1	1	42	452
G	2	1	1	37	398
G	3	1	1	40	431
Total:				119	1,281
01	4	2	3	63.5	684
01	5	2	3	67	721
Total:				130.5	1,405
02	6	2	3	63.4	682
02	7	2	3	67	721
Total:				130.4	1,403
03	8	2	3	62.4	672
03	9	2	3	65	700
Total:				127.4	1,372
Overall Total				611.3	6,580

PROPOSED FLOOR LAYOUTS (RESIDENTIAL)



Proposed Ground Floor Plan

All plans and drawings are available on request.

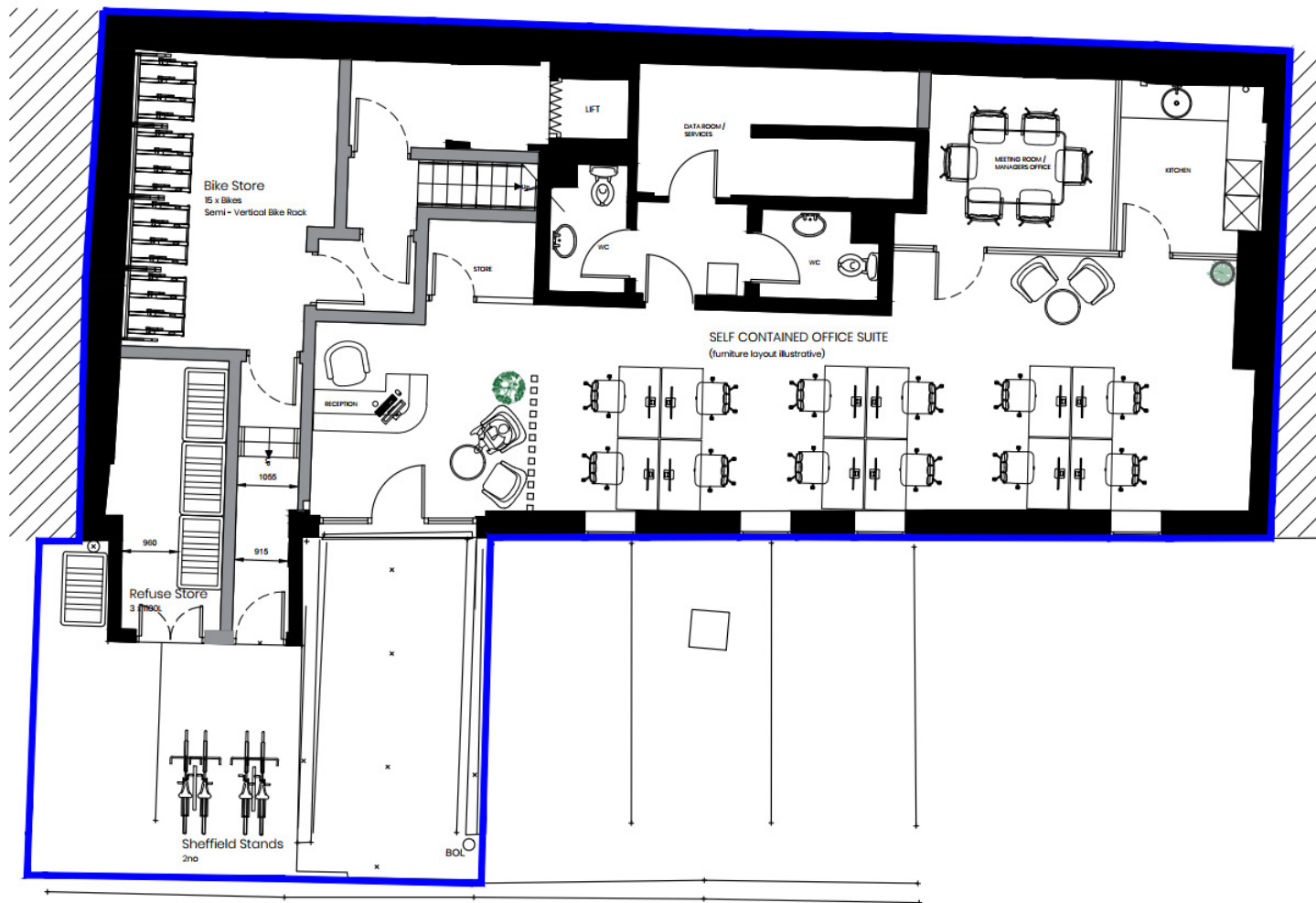


Proposed First Floor Plan

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PROPOSED LOWER GROUND FLOOR LAYOUT (OFFICE SUITE)



Proposed Lower Ground Floor Plan

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GALLERY – EXTERNAL



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GALLERY – INTERNAL



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Viewing & further information

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Proposal

We are instructed to seek offers over **£525,000** subject to contract and exclusive of VAT

Tenure:

Freehold

Title Numbers: WYK528180 & WYK568346

Rateable Value:

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

VAT:

The building is VAT elected.

EPC:

The building is EPC exempt (No EPC)

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.

Brochure Prepared April 2025