



Sanderson
Weatherall

For Sale

8 - 10 Wood Street
Wakefield
WF1 2ED



Description

An excellent opportunity to acquire a good sized freehold property suitable for both retail and office use with accommodation arranged over ground, first and second floors plus basement storage.

Suitable for owner occupation and investment, lending itself to subdivision, if required, having two separate entrances off the Wood Street frontage.

The property has most recently been used by a charity for training purposes to the ground floor with office support to the upper floors.

Being of a traditional brick construction and benefitting from uPVC windows and doors, disabled WC facility (ground floor) and kitchen / canteen. Additional WC's are available to the basement and first floor levels.

Comfort cooling is provided to the ground floor. Intruder and fire alarms are also installed.



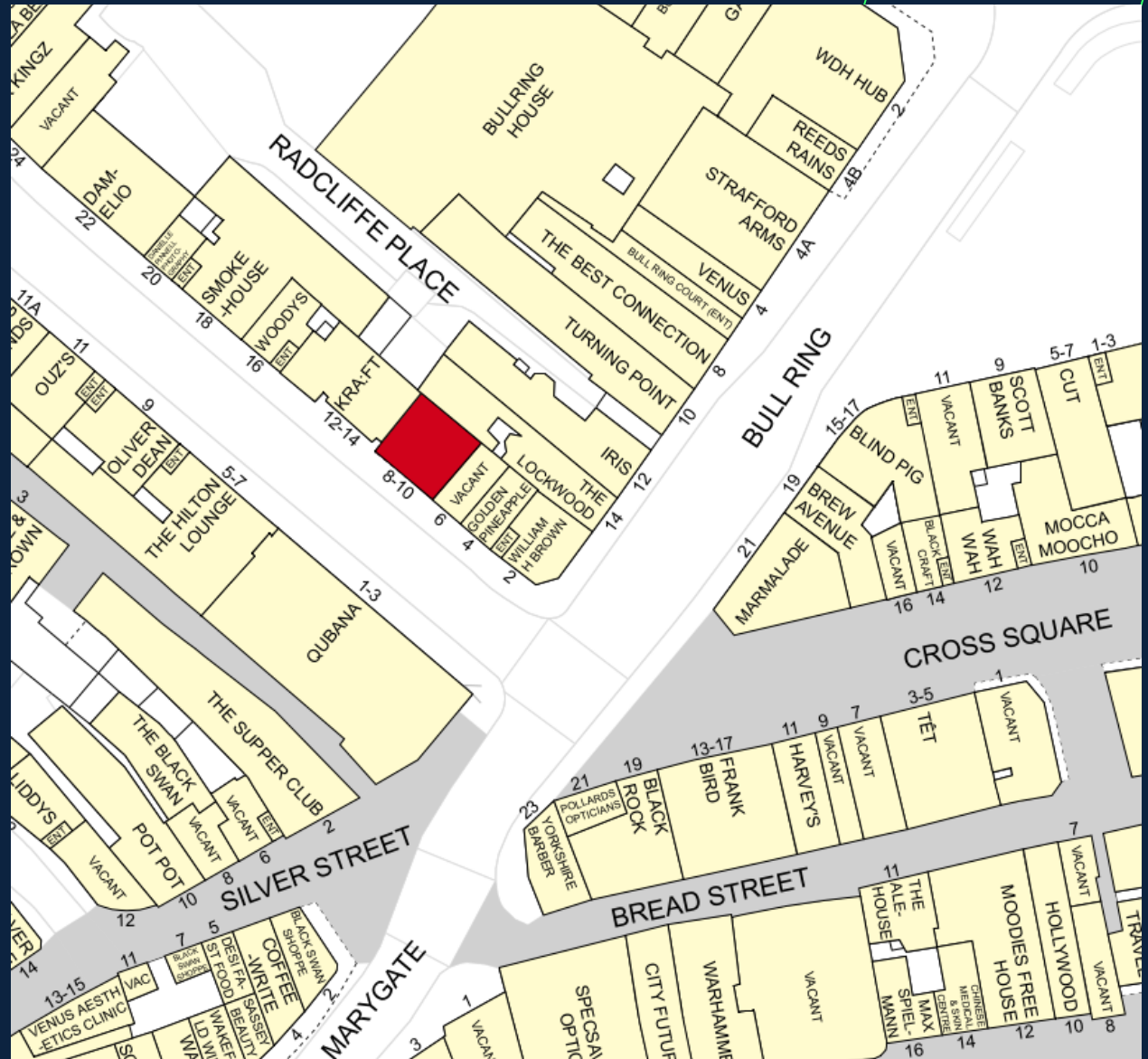
Location

The property is prominently positioned to the more central end of Wood Street within the heart of the city centre.

Surrounding properties are occupied by a host of professional services, retail and leisure operators including William H Brown, Qubana, Kraft and The Hilton Lounge.

Wakefield Westgate railway station and Wakefield bus station are each accessible within a 5 minute walk.

Wakefield is a vibrant cathedral city with major cultural hub due to the Hepworth Gallery and Yorkshire Sculpture Park.



Accommodation

	sq m	sq ft
Ground	43.6	469
First	38.6	416
Second	34.6	372
Basement	16.3	175
Total	133.1	1,432

Rateable Value

The property is assessed as "Shop & Premises" with a rateable value of £11,500.

Guide Price

Offers in the region of £200,000 are invited for the freehold interest.

VAT & Costs

VAT, if applicable, will be paid at the prevailing rate.

Each party will be responsible for their own costs.

AML

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

EPC

The property has an EPC rating 'E'.



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Viewings

For further information or to
arrange a viewing please
contact the sole selling agents:

Neil Bestwick
07710 986992
neil.bestwick@sw.co.uk

Peter Heron
07843 634158
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