



17 Wood Street
Wakefield WF1 2ED

PROPERTY FEATURES

- High street retail / office unit
- Wakefield city centre location
- Suitable for a variety of uses
- Approx 1150 sq ft net internal floor area
- Accommodation over 3 floors plus storage cellar
- Busy high street position on Wood Street
- Excellent passing trade and large catchment area
- Flexible lease terms
- Available now
- For all enquiries contact FSL Estate Agents



01924 200101

Monthly Rental Of £1,375



PROPERTY DETAILS

Now available to let is this prominently positioned retail / office premises located on Wood Street within Wakefield City Centre. The premises have previously been used by the same family owned sales and letting agent for over 30 years but due to a change of circumstances have decided to relocate. The property provides well maintained and adaptable retail, office, workspace and storage over 3 floors plus a useful storage cellar and would be suitable for a variety of business uses. For further details and to arrange a viewing call FSL Estate Agents on 01924 200101.



LOCATION

The premises are located on Wood Street, opposite the junction with Cross Street, and have access onto Crown Court to the rear. The location offers excellent passing trade, being close to the main council offices, colleges and railway station in addition to the numerous offices and businesses situated on the door step providing an extensive catchment area. On-street parking is available immediately outside the premises.



SIZE

The net internal floor area as measured by The Valuation Office is 1157 sq ft (107.5 m2) over 3 floors.

ACCOMMODATION

The property briefly comprises on the ground floor; retail / reception space with glazed shop front and entrance door, leading through to a private office, internal hallway and WC to the





rear. On the first floor; landing, open plan office with built in storage, modern kitchen including dishwasher and WC. On the second floor; store rooms which could be upgraded into additional offices and workspace. There is also a useful storage cellar with access from the ground floor. Please refer to the floor plans for approximate room sizes and indicative room layout.

LEASE TERMS

Flexible lease terms by negotiation on a full repair and insure basis. Note that the incoming tenant will be responsible for the legal fees required to produce the lease.

USE CLASSIFICATION

The new Class E (commercial, business & service) applies to the building allowing, but not limited to, retail, financial services, sale of food & drink consumed on the premises, or use as an office.

RATEABLE VALUE

The rateable value effective from April 2023 is £7500. Note, this is not the amount you would pay but the value used to calculate the business rates payable. Businesses using this property as their only premises will be entitled to claim Small Business Rate Relief on this property.

ENERGY PERFORMANCE RATING

The property has an EPC rating of D(87).

VAT

The rent will be subject to VAT at the standard rate.



VIEWINGS

For further information and to arrange a viewing, contact our friendly team on 01924 200101.

IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

Energy performance certificate (EPC)

17 Wood Street WAKEFIELD WF1 2EL	Energy rating D	Valid until: 23 January 2033 Certificate number: 3198-4184-4029-7516-0744
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Property type	Retail/Financial and Professional Services
Total floor area	154 square metres

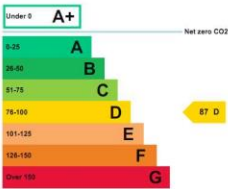
Rules on letting this property

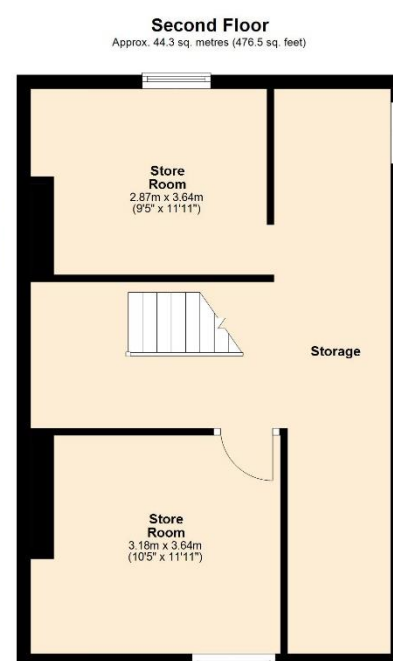
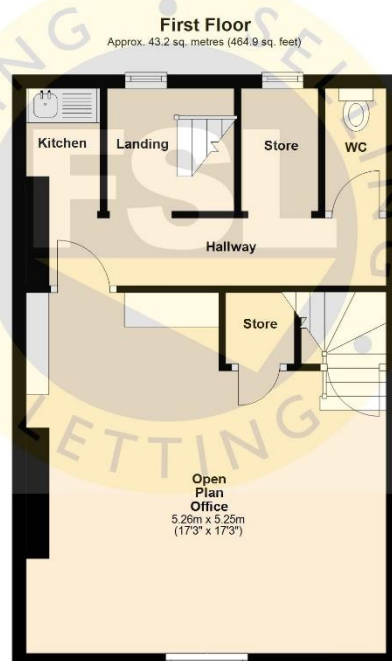
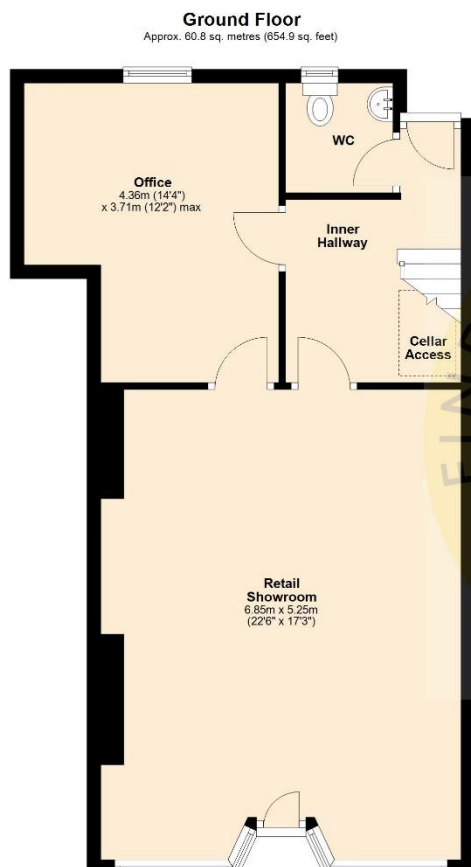
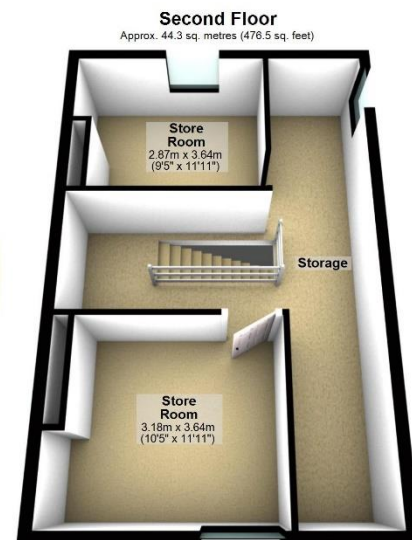
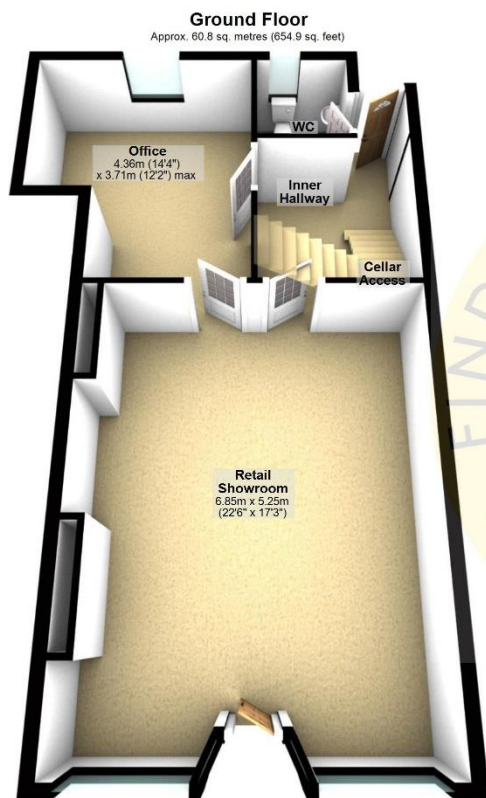
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's 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.







For further information and
to arrange a viewing contact
FSL Estate Agents

Telephone **01924 200101**



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