

FORMER RESTAURANT TO LET



148-150 Lower Kirkgate, Wakefield, WF1 1TU



- 1,993 sq ft (185 sq m)
- Ground floor and basement
- Fully fitted kitchen
- Well presented throughout
- Wc facilities
- City centre location
- Excellent frontage onto Kirkgate

DESCRIPTION

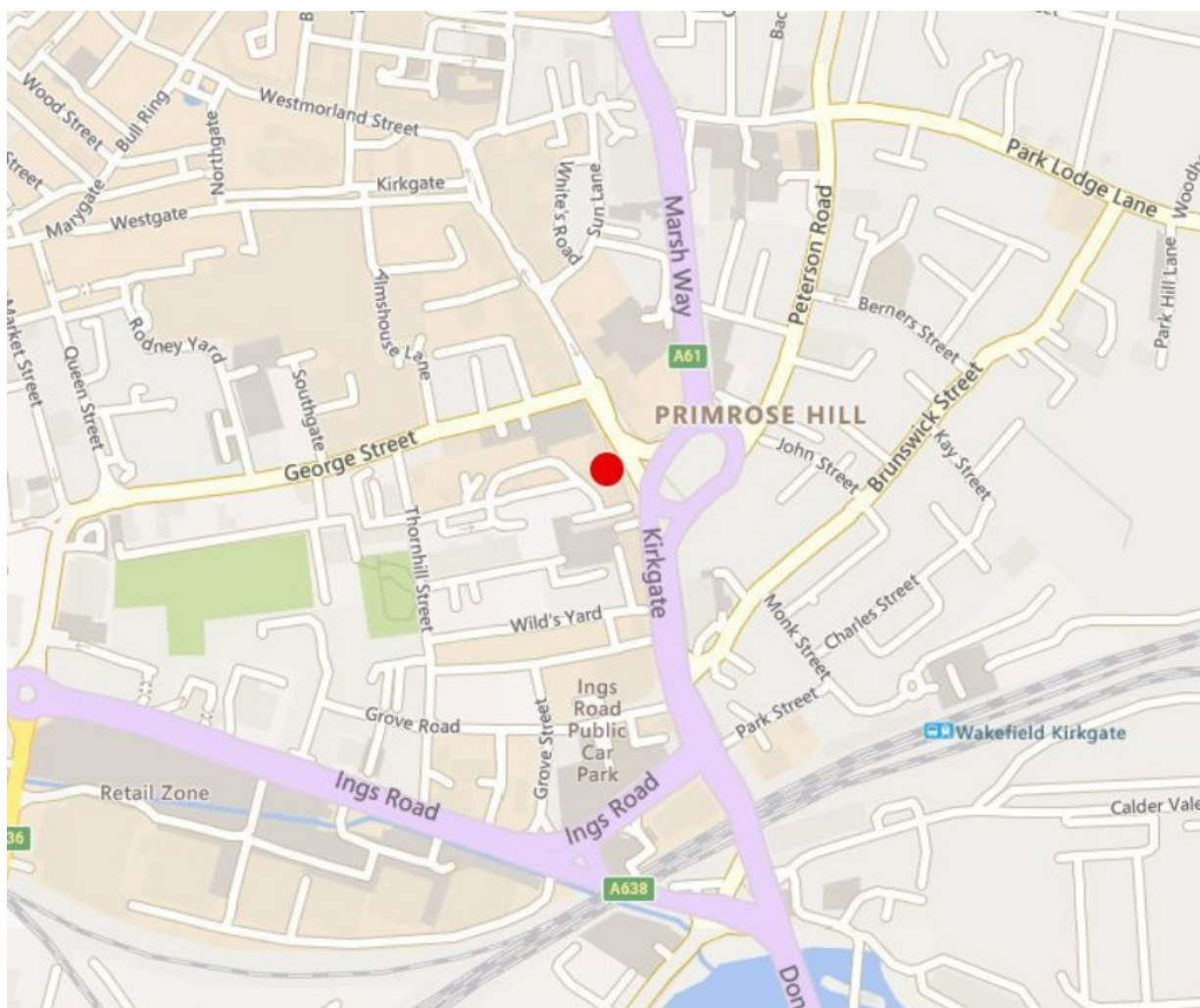
This is a well presented ground floor former restaurant with a spacious basement including kitchen fixtures and fittings.

The ground floor premises includes a front retail area including bar, a rear seating area and Wc facilities. In the basement there is a full fitted commercial kitchen and store. Please note, appliances have not been tested by the agent.

The property would suit a restaurant user as well as a variety of other uses subject to landlord approval and planning permission.

LOCATION

The property is situated on one of the main arterial roads into Wakefield city centre from the Barnsley and Doncaster Roads and benefits from lay-by car parking nearby. Other nearby traders include Bridgford's and Leah Bramwell Academy.



ACCOMMODATION

Front retail area- 28ft 4in x 25ft 9in = 730 sq ft

Rear retail area - 28ft 4in x 12ft 8in = 359 sq ft

Basement - 37ft 8in x 24ft = 904 sq ft

Total net internal area - 1,993 sq ft (185.15 Sq M) Plus Wc facilities

SUMMARY

RENT	£18,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£5,300
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	To be confirmed.
VAT	Currently the property is not elected for VAT however, this could change depending on the current governments economic strategy,
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-58





VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated October 2025 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.