

STUDIO/WORKSHOP WITH CAR PARKING TO LET



3a Manygates Lane, Sandal, Wakefield, WF1 5NJ



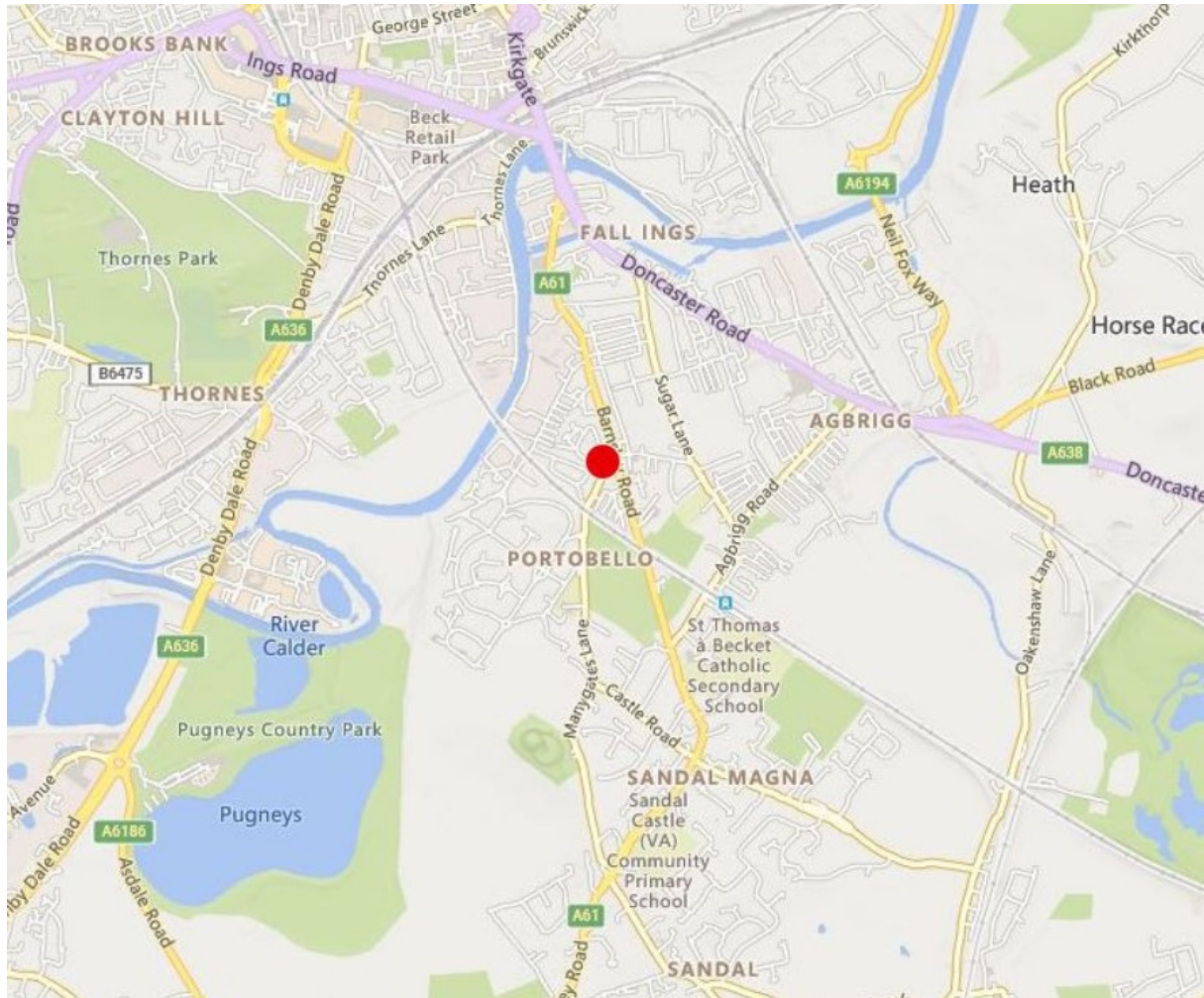
- 893 sq ft (56 sq m)
- May suit a variety of users including retail
- Useful first floor with Wc
- Outside area
- Convenient trading location

DESCRIPTION

This is a very functional studio/workshop unit with an additional first floor offices making this an ideal property suitable for a variety of uses. Which could include retailers, content creators, dog groomers and other commercial businesses. Externally, there is a small forecourt which may be utilised as additional sales space.

LOCATION

The property forms part of the always popular Busy Corner shopping parade situated just off Barnsley Road opposite the Tesco Express store.



ACCOMMODATION

GF - 599 sq ft

Due to the unusual shape of this property, interested parties should satisfy themselves with regards to the exact internal dimensions.

FF - 294 sq ft includes Wc.

Total net internal area = 893 sq ft

SUMMARY

RENT	£9,500 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£4,800
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
SERVICE CHARGE	A service charge is applicable on an ad-hoc basis.
BUILDINGS INSURANCE	Approx. £620.88 per annum
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	E-123

VIEWINGS & FURTHER ENQUIRIES



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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 of 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 January 2026 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.