FOUR STOREY CITY CENTRE UNIT

FOR SALE

Vickers carnley

6 WOOD STREET, WAKEFIELD, WF1 2ED

- 890 Sq Ft (82.68 sq m)
- Finance available subject to status
- Suitable for a variety of uses
- Flexible accommodation
- Well presented throughout
- Exposed beams
- City centre location

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Crown Court, Wakefield, WF1 2SS

01924 291500

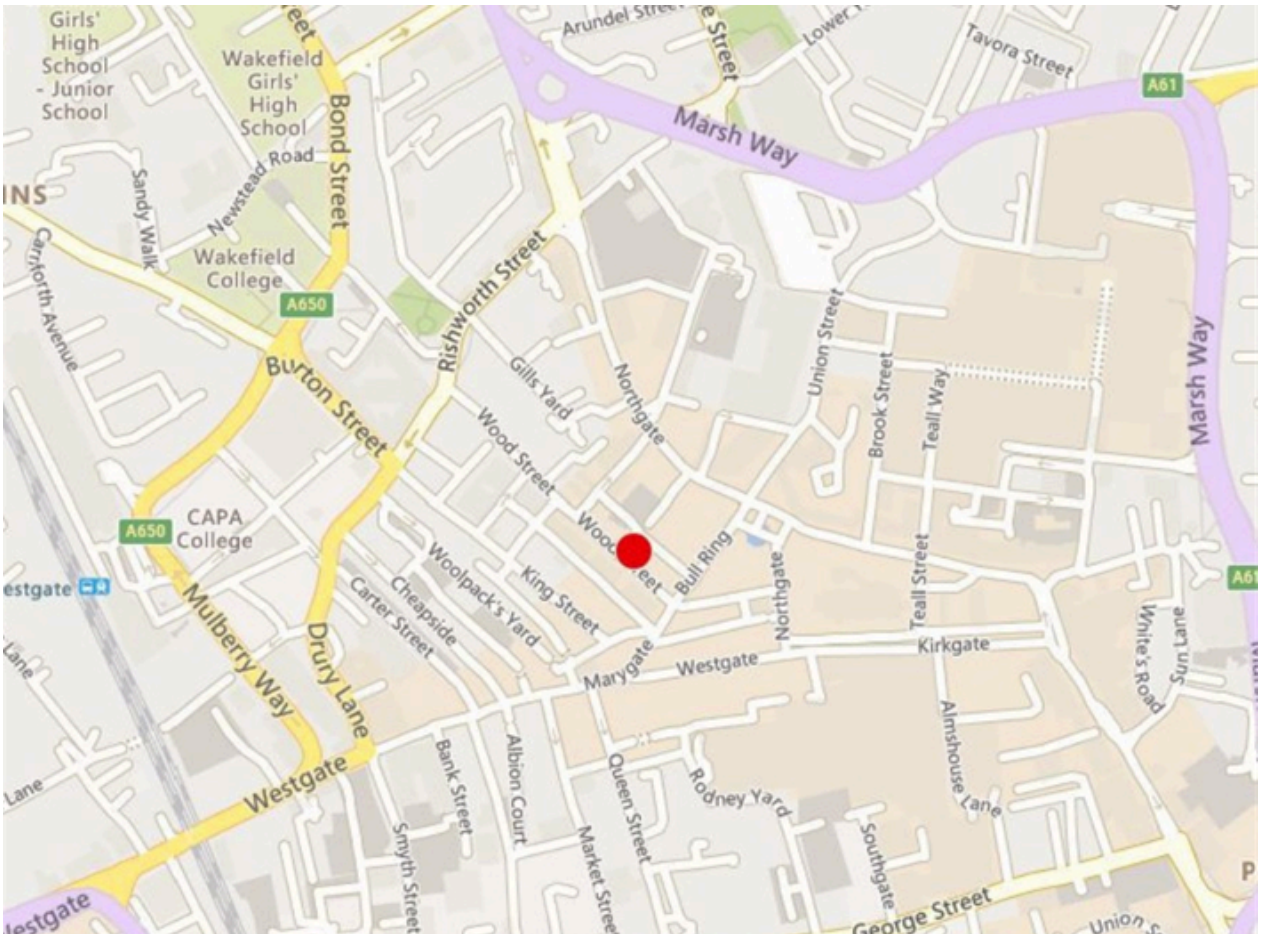
DESCRIPTION

This is a well presented 4 storey unit just in need of finishing touches. The premises offers flexible accommodation over 4 floors and includes characterful features such as exposed beams to the second floor.
The premises would suit a variety of uses such as offices, retail, hair & beauty and clinic to name but a few. Wc facilities are located on the lower ground and second floor.

LOCATION

The property occupies a very visible location on Wood Street among a wide variety of other users including The Smokehouse BBQ, Qubana Bar & Restaurant, Bakes by Vanilla Bean.

This part of the city is very accessible and has the benefit of on street pay and display car parking along with the Town Hall and Police Station.



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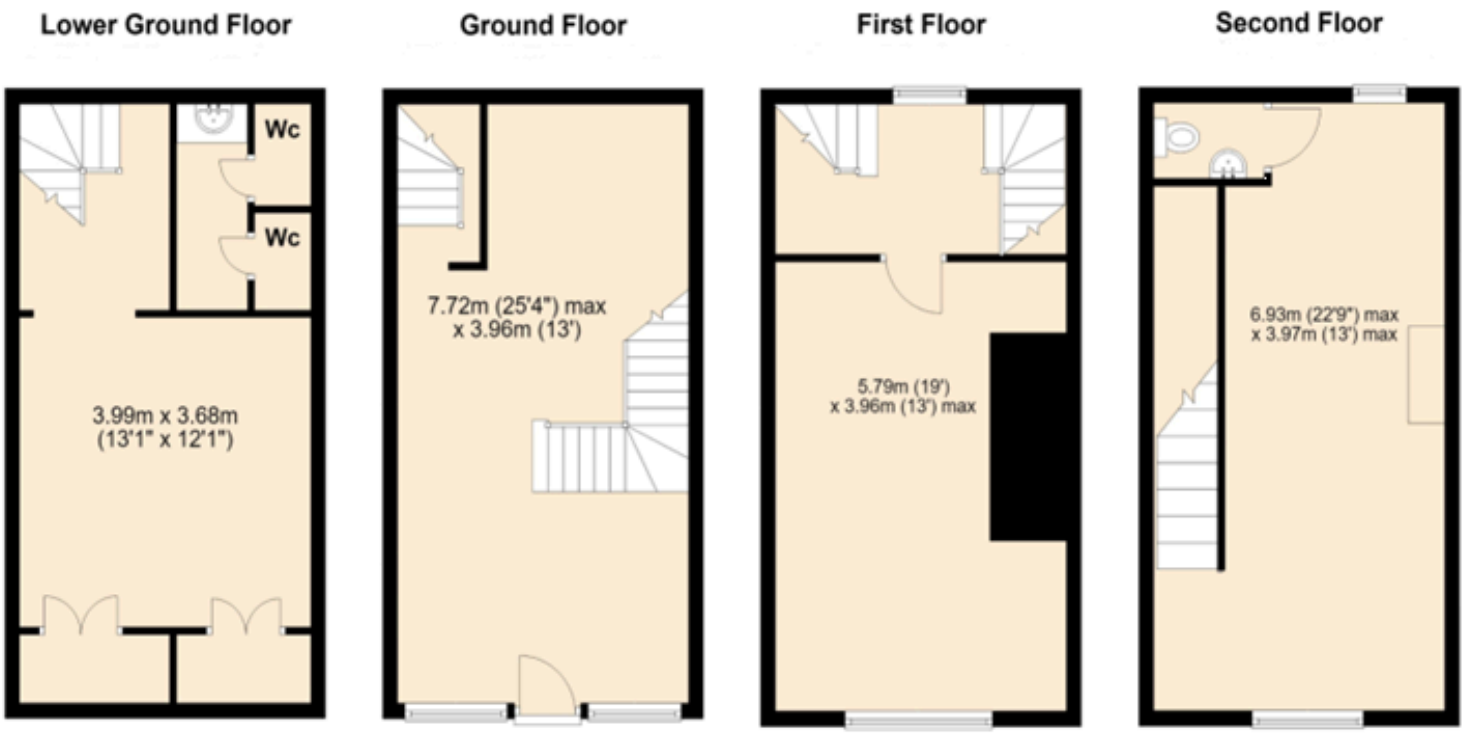
ACCOMMODATION

Lower Ground Floor - 158 Sq Ft
Ground Floor - 265 Sq Ft
First Floor - 211 Sq Ft
Second Floor - 258 Sq Ft

Net Internal Area - 890 Sq Ft (plus Wc facilities)



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SUMMARY

PRICE	£130,000
RATEABLE VALUE	£6,200
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed

VIEWINGS & FURTHER ENQUIRIES

Lee Carnley
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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 created August 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.