



15-19 Providence Street

Wakefield, WF1 3BG

OFFICE/RETAIL/LEISURE OPPORTUNITY

5,100 sq ft
(473.81 sq m)

- Central Wakefield location
- Suitable for variety of uses (STP)
- Good parking nearby



15-19 Providence Street, Wakefield, WF1 3BG

Summary

Available Size	5,100 sq ft
Rent	£20,000 per annum
Rates Payable	£7,984 per annum
Rateable Value	£16,000
VAT	Applicable. The property is elected for VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	C (61)

Description

The property comprises three retail units which have been combined to provide a single accommodation at ground & first floor level. Both floors have a number of different sized rooms which could all be removed to create more open plan accommodation. Toilet facilities are available on both floors including a disabled w/c at ground floor. A small kitchen/staffroom is available on the first floor. The property has a three phased electric supply and a gas supply. Air conditioning is positioned on both floors within the rooms. The premises would ideally suit office use however a leisure or retail use could be possible with some alterations to the layout.

Location

The property is prominently located on Providence Street in the north east area of Wakefield city centre. This is a high profile and busy location being close to Trinity Walk shopping centre, The Ridings shopping centre and the city's established leisure circuit. Wakefield Bus Station is very close to the unit as are a number of car parking options.

Accommodation

The accommodation comprises the following GROSS INTERNAL areas:

Name	sq ft	sq m
Ground	2,550	236.90
1st	2,550	236.90
Total	5,100	473.80

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £20,000 per annum exclusive of business rates, utility costs, service charge, insurance, VAT and all other outgoings.

Planning

We understand the property currently has F1 planning consent use (Training Centre). The property would lend itself to suit a variety of other uses subject to planning. Interested parties are advised to make their own enquiries with the local planning authority.



Viewing & Further Information



Pete Bradbury

0113 245 1447

petebradbury@cartertowler.co.uk



Tom Fuller

0113 245 1447

tomfuller@cartertowler.co.uk

Land Registry
Official copy of
title plan

Title number **WYK707019**
Ordnance Survey map reference **SE3321SW**
Scale **1:1250**
Administrative area **West Yorkshire : Wakefield**



© Crown Copyright. Produced by Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

