

1 & 3 Teall Street /  
30 & 32 Westmorland Street  
| Wakefield | WF1 |

Lambert  
Smith  
Hampton

On Behalf of:

Wakefield  
Council



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For Sale – Mixed-Use Investment / Redevelopment Opportunity

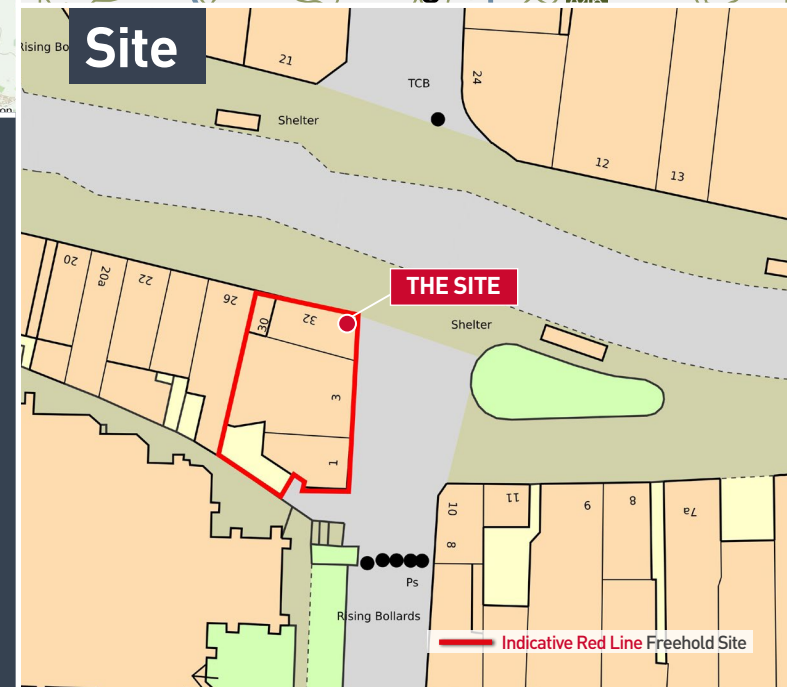
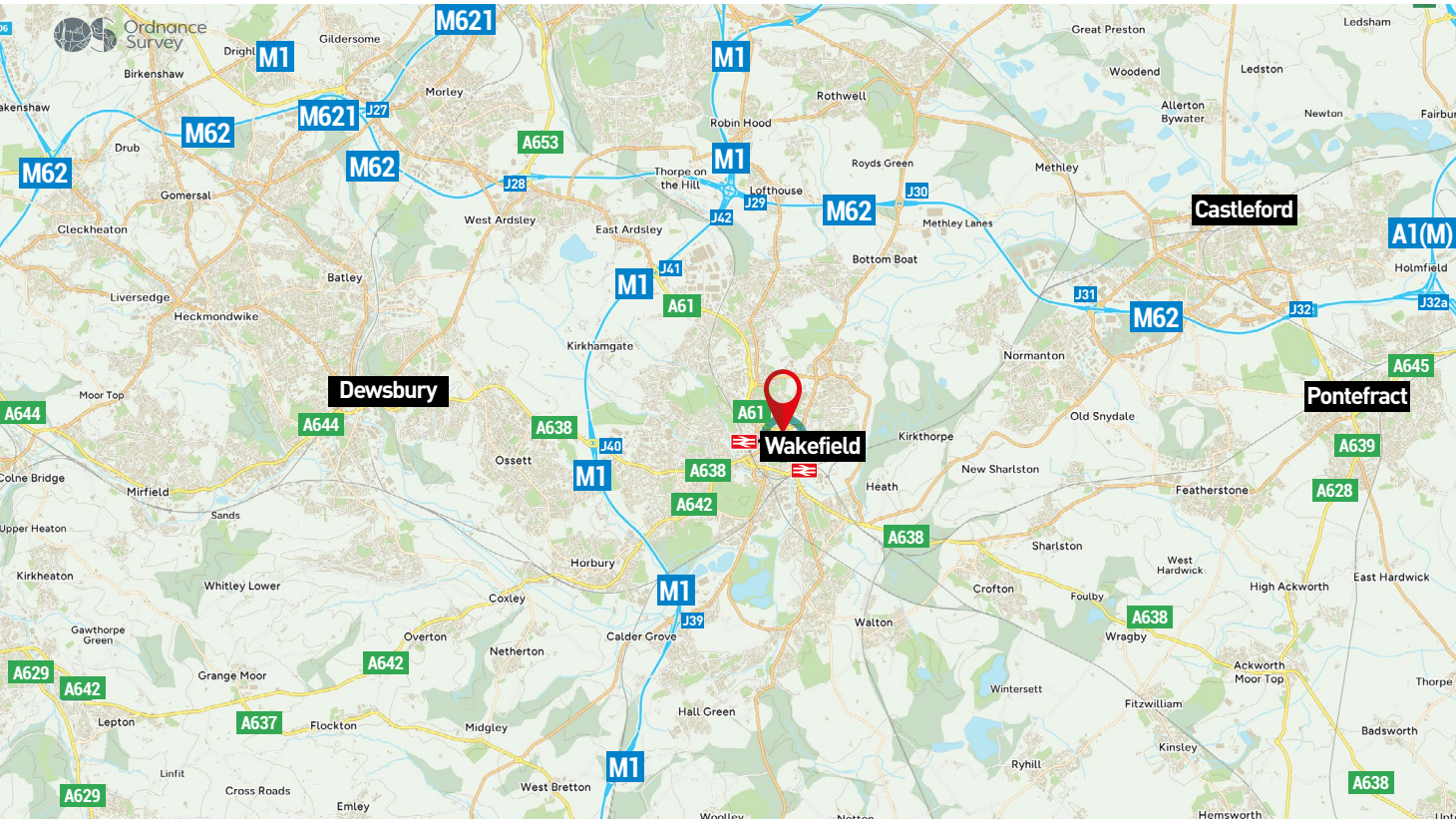
Gross Internal Area: 5,679 Sq ft (527.60 Sq M)



## Opportunity Summary

- Freehold disposal of a mixed-use block on Teall Street and Westmorland Street, Wakefield of 3 retail units on the ground floor. 3 Teall unit is let to Wakefield Hospice Shop; Producing £21,750 pa. The Council of the City of Wakefield, as Landlord, is in discussions with Wakefield Hospice regarding a lease renewal for a term of eight years commencing on 1st September 2025, with a tenant-only break option at the end of year four, at an agreed rent of £21,750 per annum. The other two are vacant, with vacant offices on the first and second floor.
- Development potential for residential flats, community, education, or co-working use (subject to planning).
- Prominent location adjacent to Trinity Walk and Wakefield city centre, high footfall
- Flexible internal layouts across multiple buildings with ground floor access to the offices, and separate entrances to each of the three retail units.

Indicative Red line Freehold site



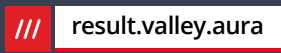
## Location & Situation

The Teall Street and Westmorland Street buildings occupies a prominent position on the edge of Wakefield city centre, immediately adjacent to Trinity Walk Shopping Centre and within walking distance of Wakefield Cathedral and key civic amenities.

Wakefield benefits from excellent transport links, including Wakefield Westgate and Kirkgate railway

stations, both offering direct services to Leeds, Sheffield, and London. The site is easily accessible via the A61 and A638, with the M1 and M62 motorways nearby.

The surrounding area is a mix of retail, office, and residential uses, with strong footfall generated by nearby national retailers, independent shops, and public services.



## Description

The property comprises a series of interconnected and adjacent buildings along Teall Street and Westmorland Street, offering a mix of retail and office accommodation. The buildings vary in condition, with some requiring refurbishment, particularly 30 and 32 Westmorland Street.

The layout includes ground floor retail units with upper floor office space, offering flexible configurations suitable for subdivision or redevelopment. The buildings benefit from prominent street frontages and rear access in parts, with potential for reconfiguration or extension (subject to planning).

The site lends itself to a range of alternative uses, including:

- Community centre
- Residential conversion
- Education or training facility
- Clinical
- Co-working or flexible office space
- Arts and culture hub

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Ground Floor 1 Teall Street



Upper Floor 30 Westmorland Street



## Accommodation

**Gross Internal Area** – Due to limited access, these measurements require further confirmation. The portfolio comprises multiple buildings with varying floor plates and configurations, 3 retail units, one currently let.

Property	Sq ft	Sq m
1 Teall Street	1,505	139.82
3 Teall Street	630	58.53
30 Westmorland Street	681	63.27
32 Westmorland Street	2,863	265.98
<b>Total – GIA</b>	<b>5,679</b>	<b>527.60</b>

## Tenure

**Freehold** – Title numbers available upon request. The property will be sold with **Vacant Possession**, save for 3 Teall Street currently let at £21,000 per annum with Wakefield Hospice currently holding over. Further details available on request.

## EPC

- 1 Teall Street – EPC Rating: **C**
- 2 Teall Street – EPC Rating: **C**
- 30-32 Westmorland Street – EPC Rating: **G**

## VAT

All figures quoted are exclusive of VAT where applicable.



## Business Rates

Interested parties should make their own enquiries with the Local Authority or VOA.

## Legal costs

The Purchaser must pay their own legal and surveyor costs, as well as the Council's legal costs plus VAT. The Purchaser must also pay the Council's surveyor fees of 2% of the purchase price plus VAT. All amounts are payable on Completion of the purchase.

## Terms of Disposal

Offers are invited for the property. Offers should include details of proposed use, funding position, and any conditions.

## Viewing and Further Information

Viewing strictly by prior appointment please contact:

**Matthew Procter**

**M: 07514 311 590**

**E: Mprocter@lsh.co.uk**

**Alfie Weston**

**M: 07707 866 742**

**E: alweston@lsh.co.uk**

**Sam Pickles**

**M: 07711 767 571**

**E: SPickles@lsh.co.uk**

**Lambert Smith Hampton**

9 Bond Court, Leeds, LS1 2JZ

**Office: 0113 245 9393**

**Lambert  
Smith  
Hampton**

**lsh.co.uk**



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