



**INDUSTRIAL/WORKSHOP PREMISES  
REAR OF TESCO EXPRESS, STANLEY ROAD  
WAKEFIELD, WF1 4LH**



**FOR SALE / TO LET**

**Single Storey Industrial/Workshop Unit  
Extending to 257.06 sq. m. (2,767 sq. ft.)  
With External Yard**

**PRICE – Offers in Excess of £150,000 – Subject to Contract  
RENTAL – £13,500 Per Annum Exclusive**

# INDUSTRIAL/WORKSHOP PREMISES – REAR OF TESCO EXPRESS, STANLEY ROAD, WAKEFIELD, WF1 4LH

## LOCATION

The property is located to the rear of Tesco Express, just off Stanley Road, close to its junction with Earl Street on the fringe of Wakefield City Centre. The surrounding area is generally a mix of residential and commercial users including Tesco Express, Wynsors World of Shoes, Greggs etc.

## DESCRIPTION

The property is accessed via the Tesco Express car park and consists of a detached single storey industrial/workshop unit of steel portal framed construction with external yard. The property extends to 257.06 sq. m. (2,767 sq. ft.) with a minimum eaves height of 2.34 metres (7' 8") to a maximum eaves height of 4.25 metres (13' 11"). Access is provided via a 2.9 metre (9' 6") wide loading door.

The property provides open plan workshop/industrial accommodation last utilised as a mechanic/MOT centre with WC facilities being situated within the external yard.

## SERVICES

The property benefit from all main services to include 3-phase electricity supply with the exception of gas.

Please Note – none of these services have been tested and we cannot therefore comment on their condition or suitability.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Description: Workshop & Premises  
Rateable Value: £9,600

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## LONG LEASEHOLD SALE

Our client will consider a sale of the property on a long leasehold basis for a term of 999 years.

## PRICE

Offers in excess of £150,000 – subject to contract.

## LEASE

Alternatively, the property is offered to let on a new full repairing and insuring lease for a term to be agreed incorporating upward only rent reviews

## RENTAL

13,500 per annum exclusive.

## VAT

VAT prices and rentals quoted are exclusive of VAT liability - if applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating for the property is

E - 108

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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