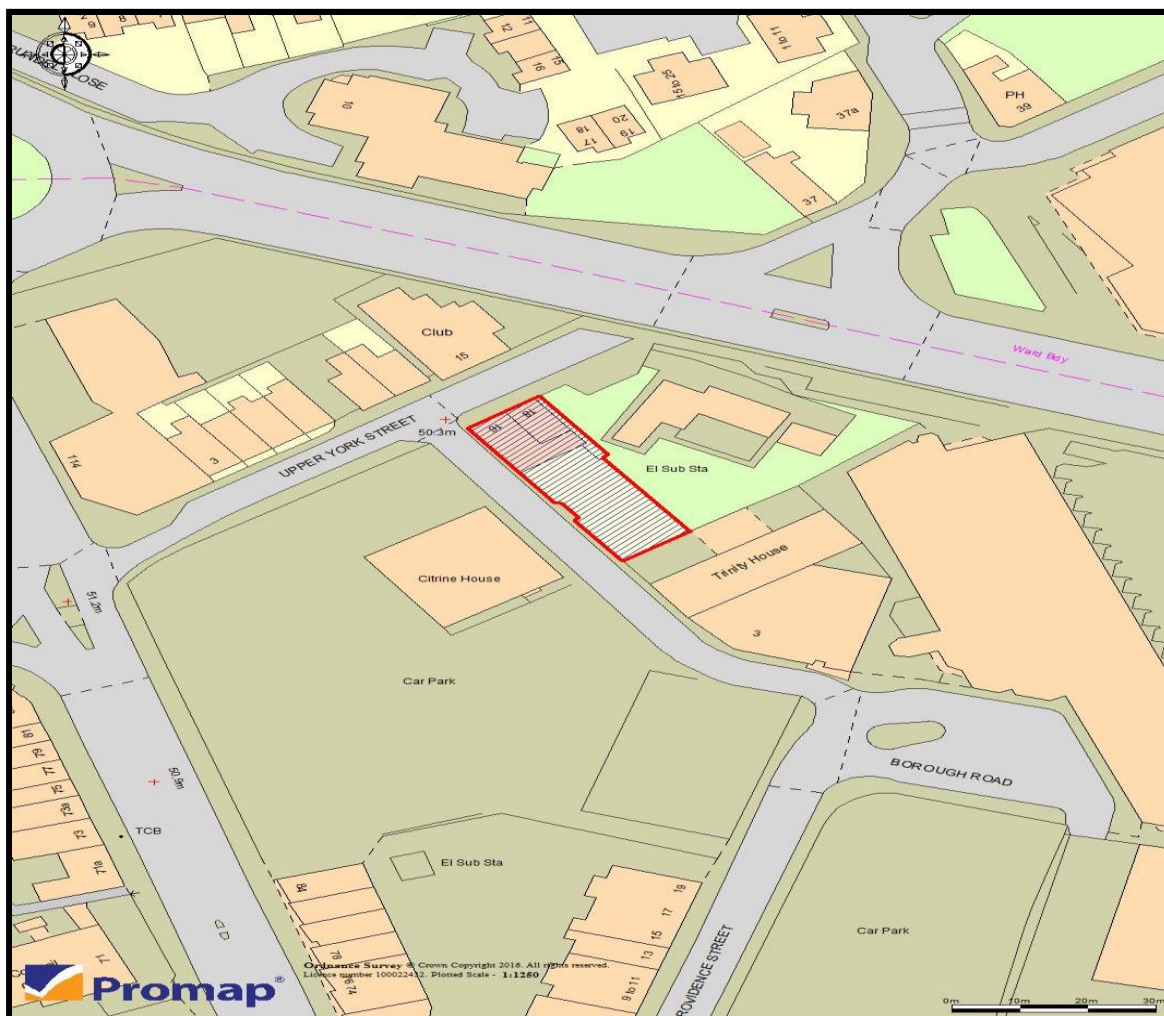




**16-18 UPPER YORK STREET
WAKEFIELD
WF1 3LQ**



"Confidentially Available"

FOR SALE

City Centre Building with Development Potential

Extending to a Total of Approximately 360.09 sq. m. (3,876 sq. ft.) with large car park facilities and external play area etc. and occupying a site of approximately 0.05 hectares (0.12 acres)

The Property is suitable for owner occupation or substantial extension or comprehensive redevelopment having benefitted from a number of expired planning consents

PRICE – Upon Application



**CHARTERED SURVEYORS &
COMMERCIAL PROPERTY CONSULTANTS**

16-18 UPPER YORK STREET, WAKEFIELD, WF1 3LQ

LOCATION

The property is centrally located, at the junction of Upper York Street and Borough Road, at the hart of Wakefield City Centre. It is close to and visible from both Marsh Way (A61) and Northgate (which links to Marsh Way a few yards to the north-west).

With frontages to both roads, the property is immediately adjacent to the Upper York Street Car Park and, is very close to the main city centre bus station, the redeveloped market hall and, proposals for a new city centre cinema. The Trinity Walk Shopping Centre development is located to the south-east and includes major occupiers such as Debenhams, Argos, a large Sainsbury's Supermarket and a 2-storey decked car park. Many major occupiers and restaurants are located in the immediate vicinity.

The property is more specifically situated adjacent to Trinity House Orthodontics, Tovey Little Dental Care and a large unit occupied by Scope.

DESCRIPTION

The property comprises a 2-storey (plus basement) day nursery building, providing 2-storeys of individual "rooms" and the usual adaptations relating to toilets, security etc. The property also includes a large kitchen area, a laundry (located in the basement) and an external secure play space together with a large car park, drop-off area etc.

The property occupies a site area of approximately 0.05 hectares (0.12 acres) and, is considered suitable for either its existing use, conversion, extension or comprehensive redevelopment to provide a new building on the site in this city central location.

ACCOMMODATION

The property currently offers the following gross internal floor areas:-

Internal

Ground Floor	149.11 sq. m.	(1,605 sq. ft.)
First Floor	149.11 sq. m.	(1,605 sq. ft.)
Basement	61.87 sq. m.	(666 sq. ft.)

Total Gross Internal Floor Area Approx. 360.09 sq. m. (3,876 sq. ft.)

External

Secure enclosed rear garden/play area and car parking area.

RATING ASSESSMENT

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

Description:	Day Nursey & Premises
Rateable Value:	£22,250

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.

PRICE

Price Upon Application – Subject to Contract with Vacant Possession (business available at an extra price if required) – Plus VAT – if appropriate.

VAT

VAT will be charged at the prevailing rate – if applicable.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 93

VIEWING

Strictly by prior appointment with the sole selling agents:-

Mark Brearley & Company – Tel: 01274 595999

Email: enquiries@markbrearley.co.uk

Web Site: www.markbrearley.co.uk

(Jan 2019 – 5450 / MAJB)



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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