



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

PROMINENT SHOWROOM/TRADE COUNTER UNIT

**67 INGS ROAD, WAKEFIELD,
WEST YORKSHIRE, WF1 1RF**

365m² (3,937 sq. ft)



- High profile trade/showroom unit with parking
- Strategically located on exceptionally busy Ings Road adjacent retail park including Sainsburys and The Range
- Office & ancillary facilities at first floor with rear parking

0113 2348999

Location

The property is located fronting the extremely busy A636 Ings Road in Wakefield, with Wakefield city centre located approximately 0.5 miles to the north.

The premises benefit from good transport links with Junctions 39 & 40 of the M1 motorway located within 2 miles of the property. Wakefield Westgate train station is located approximately 0.5 miles to the north-west.



Description

67 Ings Road comprises a brick built highly prominent retail/showroom building fronting the extremely busy Ings Road. To the rear of the premises is a shared car park along with loading.

Accommodation

The premises comprise;

Ground floor showroom	265m ² (2,856 sq. ft)
Ground floor stores	41m ² (443 sq. ft)
First floor offices	59m ² (638 sq. ft)

Gross Internal Floor Area 365m² (3,937 sq. ft)

Services

We are advised the premises benefit from mains water, sewer drainage and electricity. However, no tests have been carried out on any of the services or appliances and therefore we are unable to comment as to their condition or capacity.

Business Rates

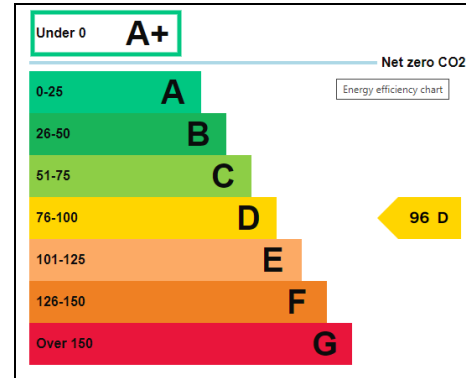
We are informed by the Valuation Office website the premises have a rateable value of :

Warehouse & Premises RV £31,750

The National Uniform Business rate in the £ for 2024/25 is 49.9p.

Prospective tenants should satisfy themselves with regards to all rating and planning matters direct with the local authority Wakefield Council (03458 504504).

Energy Performance Certificate



Terms

67 Ings Road is offered by way of a new lease for a term of years to be agreed incorporating 3 yearly rent reviews on an FR&I basis.

Rent

£35,000 per annum exclusive.

The rent is payable quarterly in advance.

VAT

All rents are quoted exclusive of VAT.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations evidence of identity and a source of funding will be required from the successful offeree prior to instructing solicitors.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents: -

Michael Steel & Co
Alec Michael
Ben Preston

Tel: 0113 234 8999
alec@michaelsteel.co.uk
ben@michaelsteel.co.uk

Our Ref: 3551/A/M
July 2024

Subject to Contract



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0113 2348999
www.michaelsteel.co.uk

Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.