



Michael Steel & Co
PROPERTY CONSULTANTS

FOR SALE/TO LET

**CITY CENTRE
DEVELOPMENT/INVESTMENT
OPPORTUNITY INCLUDING FULLY
FITTED BAR**

**ALBION COURT/10 MARKET STREET, WAKEFIELD,
WEST YORSHIRE, WF1 1DH**

Up to 1,505m² (16,205 sq. ft)



- Part single part three storey former nightclub and bar benefitting from consent for conversion of part (13 apartments)
- Situated just off Westgate in the centre of Wakefield and only a short walking distance from Wakefield train station
- Presently generating £20,000 per annum exclusive (from basement only) and includes former Kindred Spirit being a fully fitted bar

0113 2348999

Location

The subject premises front both Albion Court – which faces onto the unique courtyard 'Latino Quarter' – and Market Street which leads to the busy Westgate. Westgate continues to be a popular leisure destination within Wakefield City Centre with various bars, clubs and restaurants and is only a short walk to Wakefield train station (approximately 200m to the property).

Westgate also links the busy A642 and Ings Road, which includes Beck Retail Park and Cathedral Retail Park where occupiers include Sainsburys, Cineworld, The Range, Home Bargains and B&M.

Description

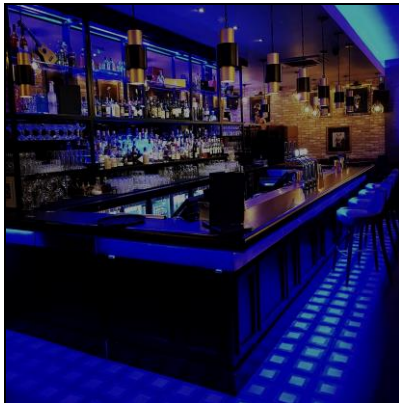
Albion Court/Market Street is a substantial part three part single storey brick building under a pitched slate roof with part (to the front facing Albion Court) being modern under a flat roof. The lower ground floor is a trading bar whilst the former Kindred Spirit and first floor (former Havana nightclub) are vacant and re-available.

10 Market Street, excluding Albion Court, also benefits from a planning consent for conversion to residential. The property benefits from access off both Market Street and Albion Court.



Accommodation

Basement	548m ² (5,895 sq. ft)
Leased to 'Now Serving'	
Basement	65m ² (700 sq. ft)
Part of former Havana/Foundation	
Ground floor	474m ² (5,100 sq. ft)
Comprising former Havana/Foundation nightclub	
Ground floor	177m ² (1,900 sq. ft)
Former Kindred Spirit fully fitted bar	



First floor	135m ² (1,460 sq. ft)
Office accommodation & part of the former Kindred Spirit	
Second floor	107m ² (1,150 sq. ft)
Vacant office accommodation	

Gross Internal Floor Area Up to 1,505m² (16,205 sq. ft)

Services

We understand the premises benefit from mains water, sewer drainage and electricity along with individual appliances including lighting and heating. Fixtures and fittings within Kindred Spirit can remain in situ (by way of separate negotiation) though no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

Non Domestic Rating

We are advised by Wakefield Council the premises have been split with various assessments including:-

Kindred Spirit Club & Premises	RV £26,500
First floor (offices)	RV £5,700

The National Uniform Business Rate for 2024/25 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Planning

The premises benefit from existing consents for bar, nightclub and offices along with a planning consent for conversion to 13 apartments (application number: 22/00823/FUL) which was granted in September 2022. The property is situated within the Upper Westgate Conservation Area and information relating to the planning consent is available from the planning portal or the vendor's agents upon request.

Prospective purchasers or tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council Tel: 0345 850 6506.

Energy Performance Certificate

The premises are assessed with an EPC of C (57).

Tenancies

Now Serving occupy the majority of the basement by way of a 10 year lease from 2016 with a current passing rent of £20,000 per annum exclusive.

Price

Offers in the offers in the region of £775,000 for the freehold (of the whole).

Lease Terms

Individual sections, including the fully fitted former Kindred Spirit bar, are available to rent on terms to be agreed.

VAT

All prices and rents are quoted exclusive of VAT, where applicable.

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

In the event of any lettings, the ingoing tenant to be responsible for the landlord's reasonable costs incurred in the preparation of the lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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Our Ref: 3459/A/M
March 2025

Subject to Contract



Michael Steel & Co
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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.