



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

CITY CENTRE PUBLIC HOUSE WITH ALTERNATIVE USE POTENTIAL

**HAREWOOD ARMS, 101 KIRKGATE,
WAKEFIELD, WEST YORKSHIRE, WF1 1JG**

244m² (2,633 sq. ft)



- Public house located in Wakefield city centre
- Prominent central location suitable for a variety of uses subject to planning.
- 2 upper floors providing further storage/office/living accommodation

0113 2348999

Location

Harewood Arms is situated in a prominent position within Wakefield city centre and fronts Kirkgate. Kirkgate is a main route into the city from the south and located a short distance from Kirkgate railway station. Wakefield city centre is approximately 2 miles from Junction 40 of the M1 motorway.

The premises are located in a predominantly commercial area with nearby occupiers including Wilko, Iceland and in close proximity to the Ridings shopping centre. This area of Wakefield forms part of the Council's redevelopment plans for Kirkgate Innovation Neighbourhood Gateway including 88 new dwellings.



Description

Harewood Arms comprises a predominantly 3 storey brick built public house under a pitched slate roof. There is a single storey extension to the rear under a flat roof.

Internally the ground floor of the property benefits from a bar area including customer WC's. The first floor of the premises are presently used as a stewards flat and comprises living room, kitchen, bathroom and bedroom. The second floor of the property provides 3 further bedrooms.

Externally the premises benefits from self-contained beer garden to the rear.

Accommodation

Ground floor	92.03m ² (991 sq. ft)
First floor	48.83m ² (526 sq. ft)
Second floor	52.53m ² (565 sq. ft)
Cellar	51.24m ² (552 sq. ft)

Gross Internal Floor Area 244.63m² (2,633 sq. ft)

Services

We are advised Harewood Arms benefits from mains water, sewer drainage and electricity in addition to lighting. However 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 and/or capacity.

Rating

We are verbally advised by Wakefield Council the premises are assessed as follows:-

Public House & Premises RV £13,000

The National Business Rate for 2025/26 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants and purchasers should satisfy themselves with regard to all rating and planning matters direct with the local authority, Wakefield Council 03458 506 506

Energy Performance Certificate

A new EPC will be available upon request (the property previously had an EPC rating of D (90)).

Lease Terms

The property is available by way of a new 3 year FR&I lease, or multiples thereof incorporating 3 yearly reviews.

Rent

£25,000 per annum exclusive.

The rent is payable monthly or quarterly in advance by direct debit/standing order.

Price

Seeking offers in the region of £250,000.

VAT

All rents and prices 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

In the event of a letting, the ingoing tenant to be responsible for the landlords reasonable legal costs.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston

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ben@michaelsteel.co.uk

Our Ref: 2703/A/M
April 2025

Subject to Contract



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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.