



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET/may sell

FULLY FITTED CITY CENTRE BAR

**ALBION COURT, WAKEFIELD,
WEST YORKSHIRE, WF1 1DH**

214m² (2,300 sq. ft)



- Former 'Kindred Spirit' bar in the Latino Quarter of Wakefield city centre
- Situated just off the ever-popular Westgate in the centre of Wakefield and only short walking distance from Wakefield train station
- Fully fitted 'turn-key' bar - available in isolation or potentially to rent along with former Havana nightclub above

0113 2348999

Location

The property backs on to Market Street, which leads to the busy Westgate, though the property faces the unique courtyard 'Latino Quarter' on Albion Place. Westgate is only a short walk providing access to the Wakefield leisure circuit and Westgate Train Station (only 200m from the property).

Description

The former Kindred Spirit bar is a modern building under a flat roof. To the rear, held within the same ownership, is 10 Market Street which includes the former Havana nightclub which can be made available by way of separate negotiation.



Accommodation

The former 'Kindred Spirit' bar faces Albion Court and is fully fitted. We understand it was previously licensed until 4.30am.

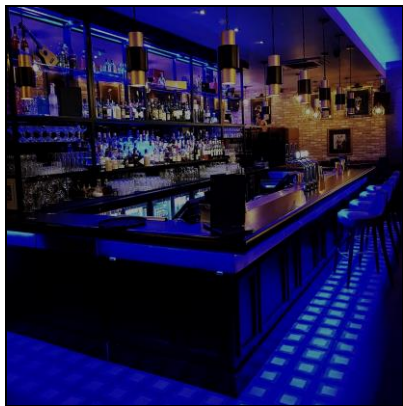
Externally the former Kindred Spirit does benefit from a seating area/terrace to the front.

Former Kindred Spirit

Ground floor 177m² (1,900 sq. ft)

First floor 37m² (400 sq. ft)

Gross Internal Floor Area 214m² (2,300 sq. ft)



The former Havana nightclub offers a further 539m² (5,800 sq. ft) or thereabouts (available by separate negotiation).

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 are assessed as:-

Kindred Spirit RV £26,500

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

Prospective tenants or purchasers should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Wakefield Council, Tel: 0345 8506506.

Energy Performance Certificate

The energy rating is C (57).

Lease Terms

The vacant space is offered by way of a new lease for a period of years to be agreed, incorporating 3 yearly rent reviews, on an effectively full repairing and insuring basis (subject to site service charge, where applicable).

Rent

£30,000 per annum exclusive.

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

Price

The vendors are willing to consider offers to acquire the premises in isolation.

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 landlord's reasonable legal 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

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

Our Ref: 3459/A/M

April 2025

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.