

WAKEFIELD

THE MEDICAL CENTRE ALMSHOUSE LANE

A1 / A2 / A3 PREMISES TO LET

(Subject to Planning Permission)

LOCATION

The property is situated in a central location immediately opposite the **Almshouse Lane entrance** to The Ridings Shopping Centre and in close proximity to the car park (**1070 spaces**).

Situated in a primarily retail location, but suitable for a variety of uses (subject to planning), these premises offer the rare opportunity to acquire modern, single storey accommodation in the City Centre.

ACCOMMODATION

Ground Floor	1414 sq ft	131.36 sq m
Car Parking	2 spaces	

Although capable of amalgamation, the premises are presently sub-divided to provide:

Reception Office, General Office, 2x Private Offices, 2x Consulting Rooms, Kitchen, Store and WC's.

LEASE TERMS

The unit is available by way of a new effectively full repairing and insuring lease.

RENT

£15,000 per annum exclusive of rates, service charge and VAT (if applicable).

SERVICE CHARGE

Details available upon request.



RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 13,250.00
UBR (2014/2015)	48.2p
Rates Payable (2014/2015)	£ 6,386.50

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries to Wakefield Council Business Rates Department (tel: 01977 727121). The Rates Payable may be subject to transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E (109). A copy of the EPC is available for inspection if required.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to the joint agents:-

Jason Oddy Direct Dial: 0113 383 3759
E: jason.oddy@brassrow.co.uk

Alex Mayor Direct Dial: 0113 383 3757
E: alex.mayor@brassrow.co.uk

Or

Richard Mills Direct Dial: 020 7514 8203
E: richard.mills@douglasstevens.co.uk

Will Allan Direct Dial: 020 7514 8212
E: will.allan@douglasstevens.co.uk

SUBJECT TO CONTRACT

