



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**HIGHLY PROMINENT TRADE
COUNTER/GARAGE WORKSHOP UNIT**

**34a INGS ROAD, WAKEFIELD,
WEST YORKSHIRE, WF1 1RE**

415m² (4,462 sq. ft)



- Single storey trade/warehouse unit with parking on forecourt most recently used as garage workshop
- Strategically located on exceptionally busy Ings Road adjacent retail park including Sainsburys and The Range
- Previously occupied by Halfords and available from December 2024

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 half a mile to the north-west.

Description

34a Ings Road comprises a brick built single storey trade counter/warehouse/garage premises fronting the extremely busy Ings Road. The property benefits from a large roller shutter door along with internally built office.



Externally the premises benefit from a surfaced parking area to the front.

Accommodation

Ground floor 415m² (4,462 sq. ft)

Providing open plan accommodation along with internal partition to create office and toilets.

Basement stores 20m² (210 sq. ft)

Gross Internal Floor Area 415m² (4,462 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 :

Tyre & Exhaust Centre RV £47,250

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

Prospective tenants should satisfy themselves with regards to all rating and planning matters direct with the local authority Wakefield Council (0345 8506506).

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and can be made available upon request

Terms

34a 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

£39,500 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: 3342/LT/M
November 2024

Subject to Contract



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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.