

lot 55

39-43 Westgate Wakefield, West Yorkshire WF1 1JX

Vacant Possession

Freehold Former Bank and Office Building with Potential

- Former Halifax Building Society
- Refurbishment and Change of Use potential (subject to planning)
- Prominent corner position
- Nearby occupiers include Sports Direct, Lloyds Bank, NatWest Bank, Superdrug and Specsavers



Location
 Miles: 8 miles south of Leeds
 5 miles east of Dewsbury
 Roads: A1, M1, M62
 Rail: Wakefield Westgate Railway Station,
 Wakefield Kirkgate Railway Station
 Air: Leeds Bradford Airport

Description
 The property comprises two ground floor retail units. 39/41 Westgate benefits from a basement and self-contained offices on the first and second floors whilst No. 43 benefits from basement ancillary accommodation.

Tenure
 Freehold.

VAT
 VAT is applicable to this lot.

Situation
 The property is situated in a prominent corner location on the south side of the pedestrianised part of Westgate at its junction with Queen Street. The property benefits from being directly opposite Sports Direct. Nearby occupiers include Lloyds Bank, NatWest Bank, Superdrug, Specsavers and TK Maxx.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Possession	Term	Rent p.a.x.
39/41	Basement	Ancillary	23.90 sq m	(257 sq ft)	VACANT POSSESSION		
	Ground	Retail/Ancillary	186.00 sq m	(2,002 sq ft)			
	First	Office	193.30 sq m	(2,081 sq ft)			
	Second	Office	128.00 sq m	(1,377 sq ft)			
43	Basement	Ancillary	32.40 sq m	(348 sq ft)	INDIVIDUAL (t/a Dates & Days Newsagent)	999 years from the completion of the sale	Peppercorn
	Ground	Retail	71.40 sq m	(1,117 sq ft)			
	Staircase to 5 Queen Street	Staircase			SDJ (OULTON) LIMITED	01/08/2014 until 01/08/2013	£1
Totals			635.00 sq m	(7,182 sq ft)			£1

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