

MIXED USE CITY CENTRE INVESTMENT

FOR SALE.

154 WESTGATE • WAKEFIELD • WF2 9SR •



- High Yielding Investment
- Fully Let On A New 5 Year Lease
- 10.02% Net Yield

- 127 Sq M (1,367 Sq Ft)
- Shop & 2 Bed Duplex Apartment
- Busy City Centre Location

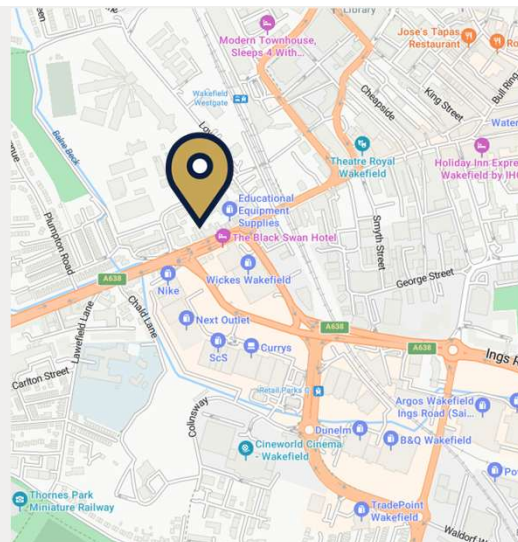




LOCATION

Prominently located in Wakefield city centre, the site benefits from excellent visibility and access, with approximately 31,000 vehicles passing daily.

Situated just 2.5 miles (a 10-minute drive) from J40 of the M1, the property offers great connectivity.



SAT NAV: WF2 9SR



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DESCRIPTION

A well-presented mixed-use commercial property comprising a ground floor retail unit and a spacious two-bedroom duplex apartment above. The property is available with full vacant possession, making it ideal for owner-occupiers & investors.

This versatile layout offers the potential for a variety of uses, whether to generate dual rental income or occupy part while letting the other.

LEASE TERMS

The property is let on a new 5 year lease from 1st October 2025 over the whole property at £15,300 per annum exclusive.

TENURE

Freehold

ASKING PRICE

Offers in the region of £150,000 reflecting an attractive net initial yield of 10.02%, assuming standard purchasers' costs of 1.8%

BUSINESS RATES

Rateable Value: £2,075

This is the rateable value for the property. It is not what its payable in business rates or rent.

ACCOMMODATION

127 Sq M (1,367 Sq Ft)

SERVICES

Mains water and are connected to the property.

EPC

Rating: TBC



AML

Purchasers will have to supply information to comply with AML Regulations.

VAT

VAT is payable over the ground floor commercial element, which we expect to be calculated on 1/3 of the agreed price.

VIEWINGS

By appointment with the Sole Agents below:

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