

# MIXED USE CITY CENTRE PREMISES

# FOR SALE.

154 WESTGATE •  
WAKEFIELD •  
WF2 9SR •



- City Centre Mixed Use Premises
- 127 Sq M (1,367 Sq Ft)
- Available with Full Vacant Possession

- Ideal for Owner Occupiers & Investors
- Shop & 2 Bedroom Duplex Apartment
- Busy City Centre Location





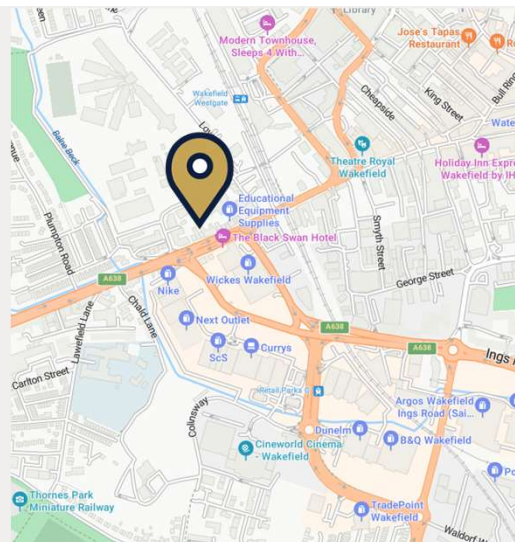


## LOCATION

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.

Wakefield sits within the Leeds City Region, one of the UK's fastest-growing economic hubs, benefiting from ongoing regeneration and strong regional investment. The wider Wakefield district has a population of around 360,000, providing a substantial local customer base and workforce to support a wide range of business uses.



**SAT NAV: WF2 9SR**



**FIRMLYTABLE.ONION**



## 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.

## TENURE

Freehold

## ASKING PRICE

Offers in the region of £145,000

## EPC

Rating: TBC

## BUSINESS RATES

Rateable Value: £2,075

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

## ACCOMMODATION

127 Sq M (1,367 Sq Ft)

## SERVICES

Mains water and are connected to the property.

## AML

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

## VAT

Rent is quoted exclusive but may be subject to VAT.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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