



EXISTING LEASE AVAILABLE

**WAKEFIELD - UNIT C, 112-116, HORBURY ROAD,
WF2 8UB**

273.87 SQ M (2,948 SQ FT)

LOCATION

Wakefield has a population of 353,400 (2021 Census) and is situated approximately 12 miles south of Leeds and 24 miles north of Barnsley.

The premises form part of a 4 shop roadside parade, fronting the busy A642 Horbury Road, approximately 1 mile west of the city centre and 2 miles from junction 40 of the M1. Other occupiers in the rank include Vets 4 Pets, Tan Unique and Dominos with c.27 parking spaces serving the scheme.

ACCOMMODATION

The approximate net internal floor area is:

Ground Floor Sales: 273.87 sq m (2,948 sq ft)

LEASE

Held by way of existing 10 year effectively full repairing and insuring lease for a term to expire 10th April 2029, without further review, and is granted inside the Landlord & Tenant Act 1954.

RENT

£42,000 per annum exclusive.

TERMS

Nil premium

CONTACT

Carter Jonas
St Catherine's Court,
Berkeley Place, Bristol, BS8 1BQ
carterjonas.co.uk/commercial

Cellan Richards

0117 403 9990 | 0117 922 1222
stuart.williams@carterjonas.co.uk

Stuart Williams

0117 922 1222
stuart.williams@carterjonas.co.uk

IMPORTANT INFORMATION

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Jonas**

SERVICE CHARGE & INSURANCE

There is service charge contribution for the repair, upkeep and management of this scheme where the current amount payable is £4,808.48 + VAT for the year ending 31 December 2025.

The landlord also insures the premises and re-charges the tenant where the current annual premium is £1,443.66 + VAT for the year ending 31 March 2026.

RATES

According to the Valuation Office website, the premises are assessed as follows:

Rateable Value: £32,000 (from 1st April 2023)

Interested parties are advised to satisfy themselves that the above statement and assessment are correct and that this covers their intended business by referring to: <https://www.gov.uk/find-business-rates>.

PLANNING

The premises benefits from a Class E planning consent allowing premises to be used for retail, financial and professional services, cafés/restaurants, offices or medical, subject to landlords consent.

LEGAL COSTS

Each party to bear their own costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Rated C (54). A certificate is available online or on request.

VAT

All figures within these terms are exclusive of VAT where applicable.

ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

VIEWING & FURTHER INFORMATION

Strictly by prior appointment through:

Cellan Richards: cellan.richards@carterjonas.co.uk / 0117 403 9990/ 0117 922 1222 or

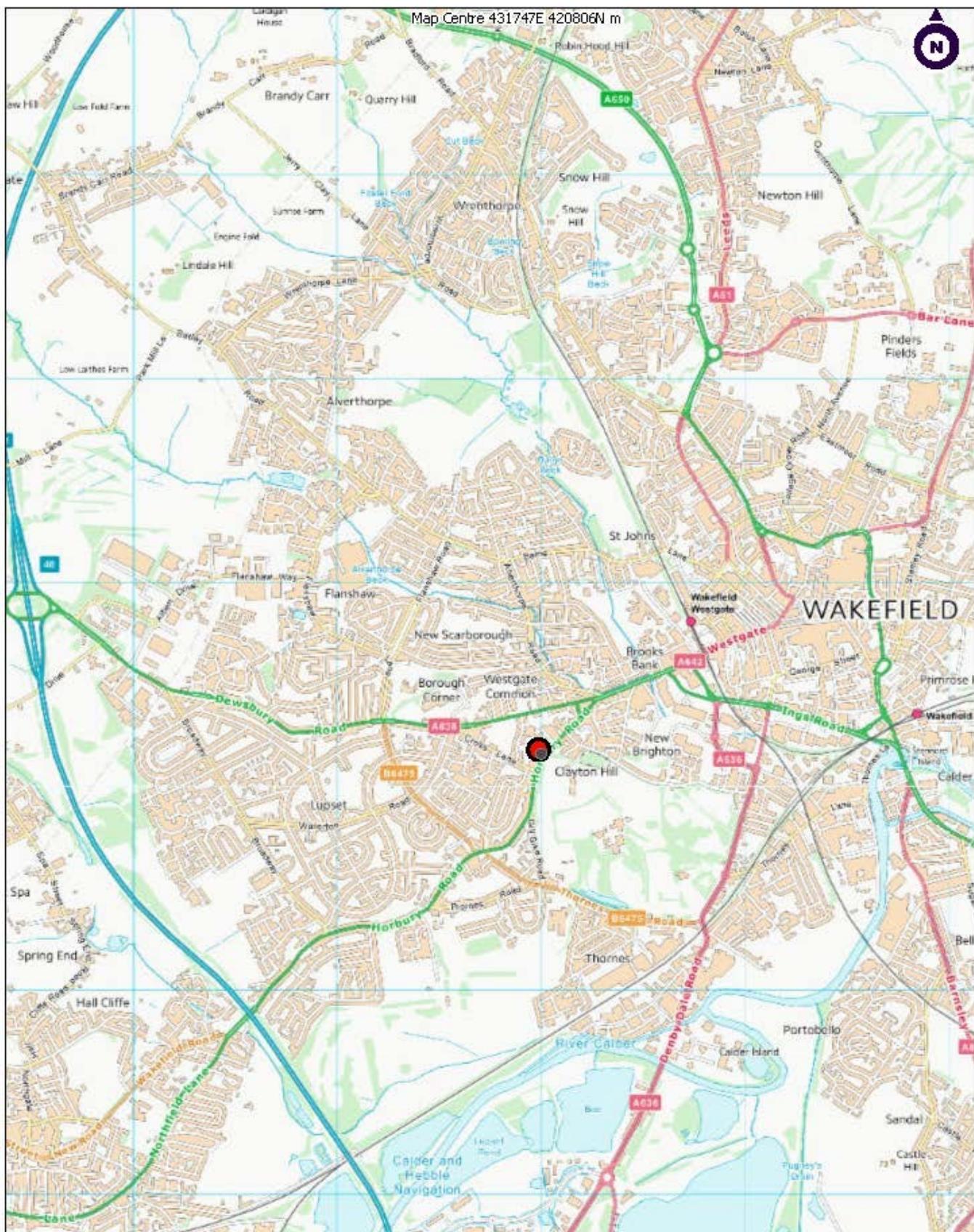
Stuart Williams: stuart.williams@carterjonas.co.uk / 0117 922 1222

For details of other commercial properties marketed through this firm please visit:
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SUBJECT TO CONTRACT August 2025

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