

RETAIL

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## 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 Domino's 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](http://carterjonas.co.uk/commercial)

#### Cellan Richards

0117 403 9990 | 0117 922 1222  
[stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk)

#### Stuart Williams

0117 922 1222  
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### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the

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**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](mailto:cellan.richards@carterjonas.co.uk) / 0117 403 9990/ 0117 922 1222 or

Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

For details of other commercial properties marketed through this firm please visit:

[carterjonas.co.uk/commercial](https://carterjonas.co.uk/commercial)

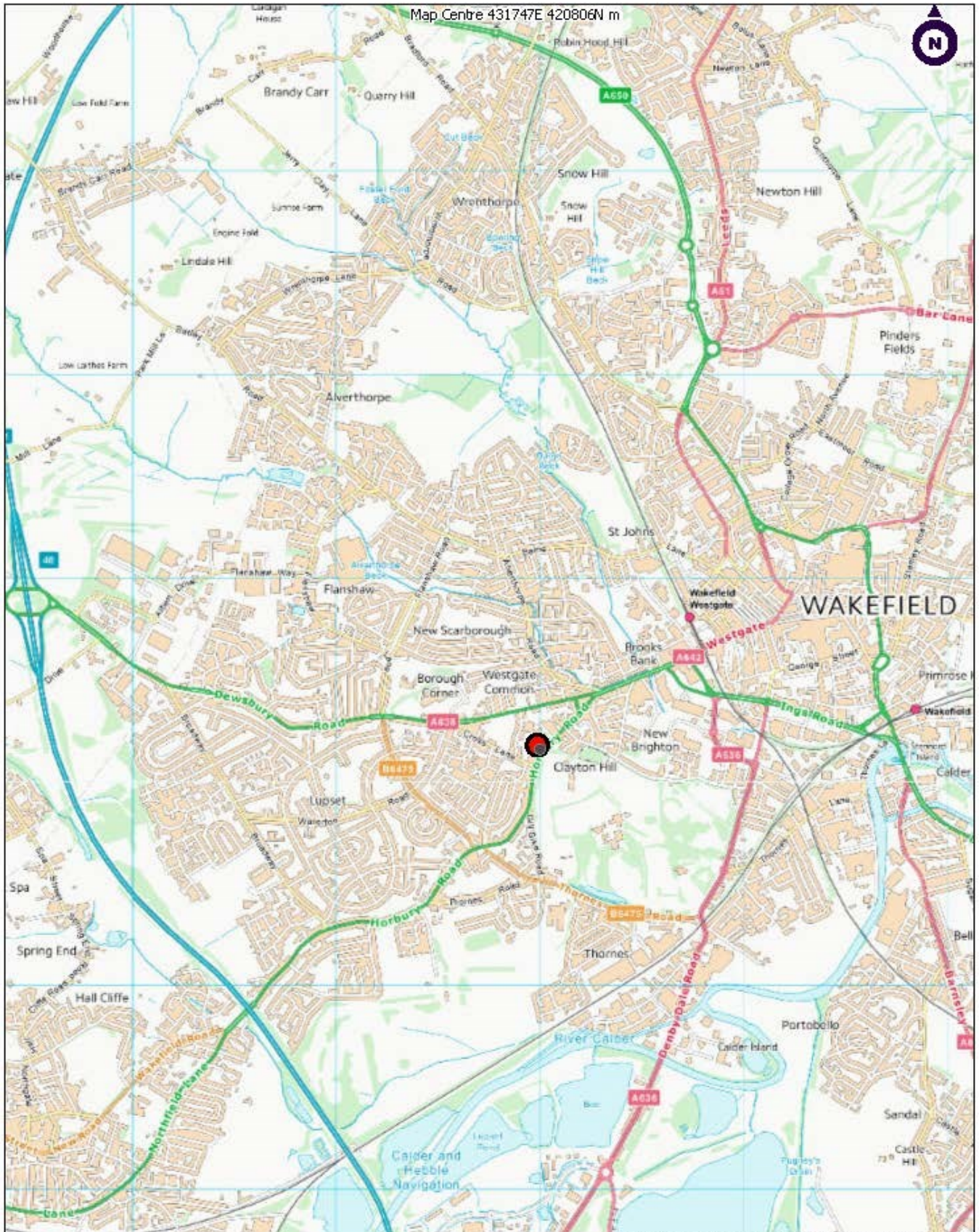
**SUBJECT TO CONTRACT August 2025**

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Client:

Project: Contains OS data © Crown Copyright and database

Title: ArcGIS Web Map

Scale 1:25,000 @A4

Date: 8/4/2025

Drawn By: ArcGIS Web AppBuilder v10.8.1

**Carter Jonas**

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