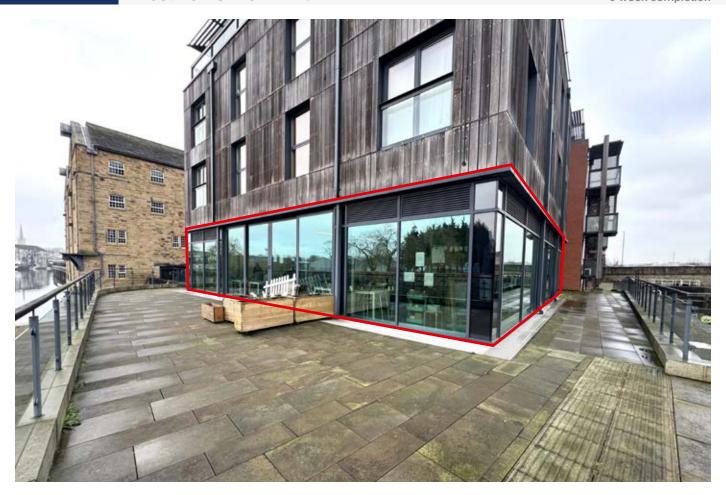
# Waterfront Wakefield, Hebble Wharf, Lot 22 2 Navigation Walk, Wakefield, West Yorkshire WF1 5RH West Yorkshire WF1 5RH

\*Guide: £40,000+ **Gross Yield 13%** 6 week completion



#### **SITUATION**

In this waterside location, occupying a prominent position with frontage to the River Calder and forming part of the mixed-use Waterfront Wakefield regeneration scheme, accessed from Bridge Street, south of the City Centre.

Wakefield is located approx. 8 miles south of Leeds and enjoys good road links via the M1 (Junction 39) and the M62 (Junction 3).

# **PROPERTY**

Forming part of a modern building comprising an open plan Ground Floor Unit and Basement. The ground floor of the property benefits from approx. 48 feet of window frontage overlooking the River Calder.

## ACCOMMODATION1

**Ground Floor Unit and Basement** 

Area Approx. 2,315 sq ft WCs

<sup>1</sup>Not inspected by Barnett Ross. Area supplied by Vendor.

## VAT is NOT applicable to this Lot

## **TENURE**

Leasehold for a term of 250 years from 1 January 2008 at a peppercorn ground rent.



#### **TENANCY**

The property is let on a full repairing and insuring lease (subject to a schedule of condition) to Rainbow Play Rooms Limited as a Children's Play Space (visit: www.rainbowplayrooms.com) for a term of 3 years from 21 December 2023 (excl. s.24-28 of L&T Act 1954) at a current rent of £5,200 per annum exclusive.

£5,200 per annum

**Vendor's Solicitors** 

Lawrence Stephens Limited Tel: 020 7936 8888 Ref: David Freedman Email: dfreedman@lawstep.co.uk