



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

¹Not 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.

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The Surveyors dealing with this property are
John Barnett and Elliott Greene

Vendor's Solicitors

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

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**