

WAREHOUSE AND OFFICES FOR SALE



Cinema House

Doncaster Road, Wakefield, WF1 5HL

- 6080 Sq Ft (564.8 Sq M)
- May suit a variety of uses
- Convenient location adjacent Wakefield Trinity RL club
- Ample on site car parking
- Reception, kitchen and Wc facilities



DESCRIPTION

This is a former cinema which in recent times has been converted into a warehouse with offices and now would lend itself to various uses either commercial or leisure (subject to receiving the necessary consents) .

The property benefits from having approximately 15 car parking spaces, reception, kitchen and Wc facilities.

ACCOMMODATION

Ground Floor

Main warehouse- 51'3" x 61'1" = 2670 sq ft

Reception- 14'7" x 18'6" = 270 sq ft

Office 1 - 12'2" x 13' = 158 sq ft

Office 2- 14' x 12'2" = 170 sq ft

Office 3- 14' x 10'1" = 141

Office 4- 14' x 10'1" = 141 sq ft

Office 5- 12'11" x 12'11" = 167 sq ft

Office 6- 8'4" x 6' = 50 sq ft

Office 7- 8' x 9'8" = 77 sq ft

Ground Floor 4346 Sq Ft

First floor

Office 1- 18'11" x 16'8" = 315 sq ft

Office 2- 18' x 28'7" = 468 sq ft

Office 3- 32'4" x 13'10" = 447 sq ft

Office 4 + 5+ 6= 32' x 11'2" = 357 sq ft

Office 7- 11'10" x 14'4" =147 sq ft

First Floor 1734 Sq Ft

Overall Total– 6080 Sq Ft

PRICE

£415,000

LOCATION

Cinema House is situated on Doncaster Road just to the South of Wakefield City Centre and adjacent Wakefield Trinity RL club.

Being on a main arterial route makes this an extremely convenient location with easy access to Wakefield city centre along with Castleford, Pontefract and the motorway network.



VIEWING

For further information and viewing contact Vickers Carnley on 01924 291500 where Lee Carnley or Isobel Smith will be pleased to help.

VAT

All prices quoted are exclusive of VAT which may be charged in addition at the standard rate where applicable.

EPC

The property has an EPC rating of C74. A copy of the EPC certificate can be requested from our office.

BUSINESS RATES

The property is assessed separately as it is currently multiple units.

Interested parties are advised to confirm figures with the local authority.



GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated January 2019 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.