



**Former Peugeot Showroom, Charlesworth Way, Wakefield, West Yorkshire  
WF2 9SF**

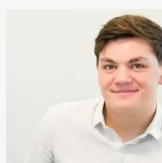
## **Former car dealership**

- ▶ **Established retail and leisure site**
- ▶ **Nearby operators include Dunelm, B&Q, Cineworld and Wickes**
- ▶ **13,268 sqft on 1.26 acre site**
- ▶ **96m (315 ft) frontage to Charlesworth Way**

For enquiries and viewings please contact:



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## Location

The premises are located in the cathedral city of Wakefield, with a primary catchment population of 314,000. The city lies 9 miles south east of Leeds and 25 miles north of Sheffield. The city is located strategically close to the intersection of the M1 and M62 Motorway, providing access to the major conurbations of Leeds, Manchester and Sheffield. The M1 lies 2.5 miles west of the city, providing access to Leeds to the north, and Sheffield and the Midlands to the south.

The site itself is located on Charlesworth Way, linking to Denby Dale Road, which in turn provides access to junction 39 of M1 Motorway. It occupies a prominent roadside position with a frontage of approximately 96 metres (315 feet).

The site is located within the well established out of town retail and leisure pitch, lying directly opposite Cathedral Retail Park with tenants such as Dunelm, B&Q, and Mcdonalds. Adjacent is Westgate Leisure Park with Cineworld, Mecca Bingo and Nandos.

## Description

The premises comprise a former showroom, with glazed partitioned offices, parts storage and canteen on ground floor level. The showroom features a tiled floor, large glass frontage and halogen lighting. It also benefits from further office space and parts storage at mezzanine level.

There is an integral workshop to the rear, with an MOT bay and space for 7 ramps for vehicle car repair and maintenance. The workshop also has the benefit of an adjoining wash bay and prep bay.

Externally, there is a large car park with space for approximately 130 car parking spaces.

## Accommodation

	Sq M	Sq Ft
Ground floor showroom and offices	378.6	4,075
Integral workshop and parts	575.9	6,199
Mezzanine office and parts	198	2,131
Wash & prep bay	80.2	863
<b>Total</b>	<b>1,232.6</b>	<b>13,268</b>

Site Area 1.26 acres- Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

40 STAFF CAR PARKING SPACES

25 CUSTOMER PARKING SPACES

65 DISPLAY PARKING SPACES

## Planning

We understand that the property has planning permission for its current use as a car showroom which falls within 'Sui Generis' use class under Town and Country Planning (Use Class) Order 1987 and its amends. The property would be suitable for various uses, subject to planning and consent of the landlord. Interested parties should contact Wakefield Metropolitan District Council.

## Tenure

Held on a lease expiring 1st November 2031 with a Deed of Variation on 4th December 2007, with upward only market rent reviews in 2021 and 2026. The lease is available by way of assignment or sub-lease with detailed terms to be agreed.

## Business Rates

Rateable Value: £113,000

Indicative rates payable 19/20: £61,020

Source: VOA Website

## Rent

Upon application

## VAT

The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: C (75)

## Viewings

Viewings are by appointment with sole agents Innes England, Sam Hall and Matthew Hannah

## Information Pack

Lease and Deed of Variation are available on request.

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