



markwarburton  
CHARTERED SURVEYORS

ID 100-087



## TO LET

TWO LOCK UP RETAIL/COMMERCIAL UNITS ON FRINGE  
OF WAKEFIELD CITY CENTRE

**1,934 SQ. FT & 2,067 SQ. FT  
180 SQ. M & 192 SQ. M**

 WILSON HOUSE, THORNHILL ST & CHARLOTTE ST  
WAKEFIELD, WF1 1NL

## PROPERTY LOCATION

Wilson House occupies a prominent position at the junction of Thornhill Street and Charlotte Street on the southern fringe of Wakefield city centre.

The immediate surrounds are very much mixed in nature with long established retail, commercial, leisure and hotel operators with some residential and institutional uses closeby

Wilson House is sited at the junction of Thornhill Street and Charlotte Street with Ings Road readily accessible





- South fringe of Wakefield city centre
- Close to Ings Road and Denby Dale Road roundabout
- Alternative use potential; showroom, commercial offices, café/coffee shop, consulting room, professional services etc
- New and very flexible lease terms

Each unit forms part of the ground floor areas at Wilson House and these are fully self-contained

The smaller of the units fronts Thornhill Street and previously traded as a ladies hairdressers. The larger of the units fronts Charlotte Street and this has an elevated floor level to the outside street level. This was previously a homewares store

Each unit is of basic shell specification offering the potential for the ingoing tenant to accommodate to individual requirements. Each has display frontage to the street

Further details on application

mark@mwproperty.co.uk  
07769 970 244





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## SERVICES

We understand that mains electricity, water, and drainage connections are available.

## RATES

To be assessed on the occupation of the ingoing tenant

## LEASE TERMS

The units are available under the terms of new leases for a period/s to be agreed

Thornhill Street £150/week  
Charlotte Street £120/week

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

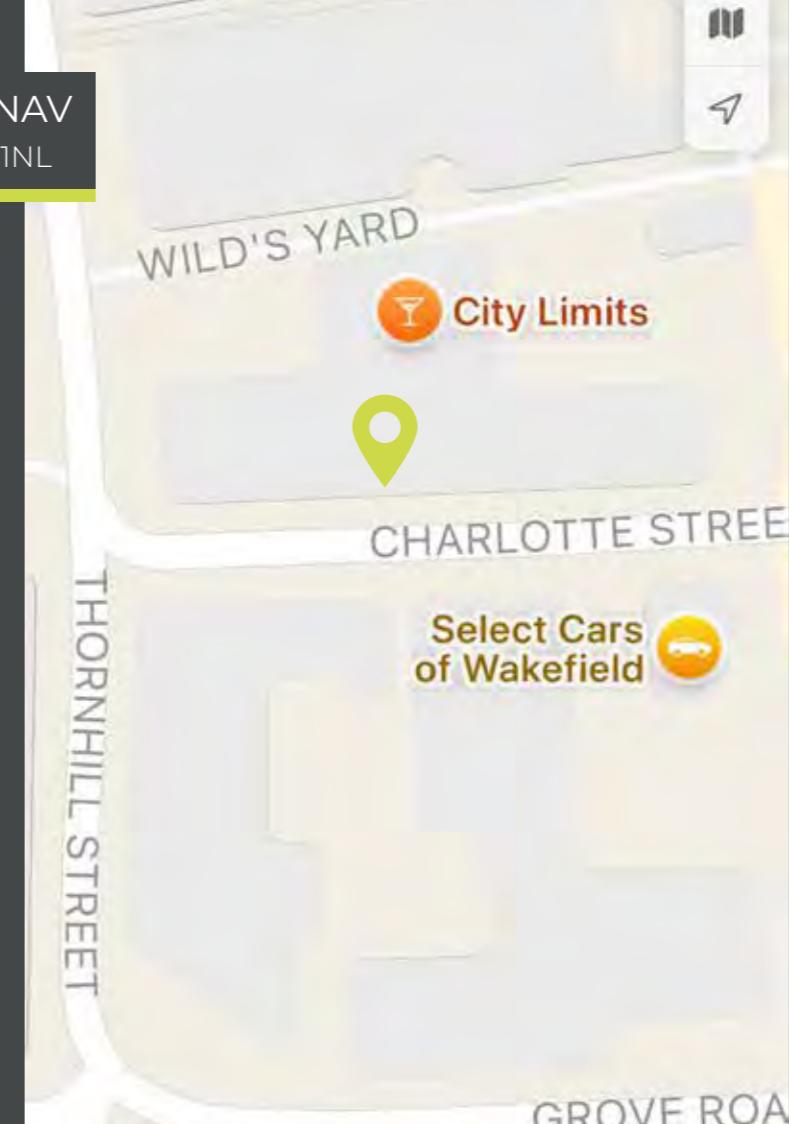
To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful purchaser to provide the following information to complete checks before the deal is exchanged:

- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the buyers and funders

## FLOOR AREA

Thornhill St	1,934 sq. ft	180 sq. m
Charlotte St	2,067 sq. ft	192 sq. m

SAT NAV  
WF11NL



## VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 07769 970 244

E: mark@mwpproperty.co.uk

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