

lot 58

Former Barclays Bank, 1-3 Wood Street Wakefield, West Yorkshire WF1 2EA

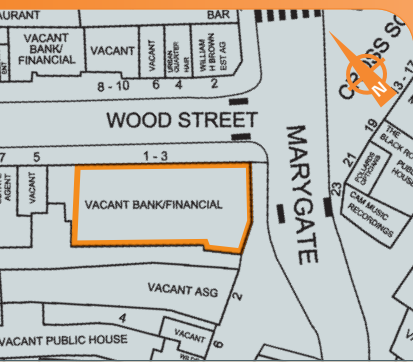
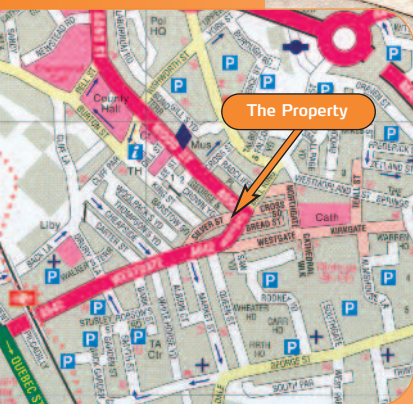
Vacant Possession

Freehold A2/Office Building with Potential

- Prominent corner position in city centre
- Active Management Potential
- Approximately 690.79 sq m (7,435 sq ft)
- Nearby occupiers include Costa, Specsavers, Lloyds Bank and Superdrug



On Behalf of Receivers



Location

Miles: 8 miles south of Leeds
 Roads: M1 (Junction 40), M62 (Junction 30), A638, A642
 Rail: Wakefield Westgate Railway Station, Wakefield Kirkgate Railway Station
 Air: Leeds Bradford Airport

Situation

The property is prominently situated on the busy corner of Wood Street and Marygate in the heart of the main pedestrianised shopping area of the city and is in close proximity to the Cathedral and Ridings Shopping Centre with nearby occupiers including Costa, Specsavers, Lloyds Bank and Superdrug.

Description

The property comprises a former ground floor banking hall with office accommodation on the first floor and ancillary accommodation on the second floor and basement.

The property may be suitable for alternative uses such as Leisure, Pubs/Bar or Restaurant, Retail, Medical Centre or Offices, subject to consents.

Tenure
Freehold.

VAT
VAT is not applicable to this lot.

Note
This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant
Basement	Ancillary	25.48 sq m (274 sq ft)	VACANT POSSESSION
Ground	Former Banking Hall/Ancillary	346.13 sq m (3,726 sq ft)	
First	Office	268.50 sq m (2,890 sq ft)	
Second	Ancillary	50.68 sq m (545 sq ft)	
Totals		690.79 sq m (7,435 sq ft)	

For further details please contact:

John Mehtab
 Tel: +44 (0)20 7034 4855.
 Email: john.mehtab@acuitus.co.uk

Alec Linfield
 Tel: +44 (0)20 7034 4860.
 Email: alec.linfield@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

SGH Martineau LLP
 1 Colmore Square, Birmingham B4 6AA.
 Tel: +44 (0)800 763 1576.
 Email: helen.readett@sghmartineau.com
 Ref: Helen Readett.