

**34 Bond Street,  
Wakefield, WF1 2QP**



- # Period Office Building in a popular and established location of the City Centre
- # Short distance from the Centre within the Civic Quarter of the City
- # Approximately 182m sq. (1960ft sq.) of gross internal floor space over four floors
- # Gas central heating
- # Includes kitchen to the basement/lower ground floor  
And there are toilets to the 1<sup>st</sup> & 2<sup>nd</sup> floors
- # Parking to the rear
- # Energy Performance Rating: E

**GUIDE PRICE**

**£200,000 TO  
£220,000**

## DESCRIPTION

We are pleased to offer For Sale or To Let this End Terrace Period Building which has been used as offices for the past 20 plus years but would revert back to residential (subject to necessary consents).

Including the basement the property has a gross internal floor area of approximately 182m sq. (1960ft sq.). The basement can also be accessed from the car parking spaces to the rear of the building.

The premises have gas fired central heating and some double glazed windows.

Bond Street is situated a short distance from Wakefield College within a highly regarded location within the City Centre which is a short walk away. In addition to the parking spaces at the rear, there is also on road parking available nearby.

**The Accommodation comprises:**

### GROUND FLOOR

**FRONT ENTRANCE** into a: -

**RECEPTION HALL** with moulded cornice to ceiling and double panel central heating radiator.

**FRONT OFFICE:** - 14ft x 11ft 3in (4.28m x 3.44m) with moulded cornice, picture rail and double panel central heating radiator.

**REAR OFFICE:** - 15ft 2in x 13ft 10in (4.63m x 4.21m) with moulded cornice and decorative light rose to ceiling, picture rail and two double panel central heating radiators.

### BASEMENT/LOWER GROUND FLOOR

**KITCHEN:** - 14ft 7in x 13ft 9in (4.45m x 4.21m) and is fitted with a range of modern base and wall mounted cupboard/drawer units, worktops, stainless steel sink unit, built in electric oven with gas hob and extractor hood above, plumbing for dishwasher, double panel central heating radiator and wall mounted 'Alpha' gas boiler. Central heating radiator. **REAR ENTRANCE.**

**STOREROOM:** - 13ft 11in x 11ft 2in (4.24m x 3.4m) with double panel central heating radiator.

**HALLWAY** with fitted cupboard unit with worksurface and plumbing for automatic washer. Double panel central heating radiator.

### FIRST FLOOR

#### LANDING

**FRONT OFFICE:** - 15ft 1in x 14ft 5in (4.62m x 4.4m) including ornamental fireplace feature and cupboard to recess, moulded cornice and light rose to ceiling and two double panel central heating radiators.

**W.C.** with white suite that incorporates a low flush w.c. and pedestal wash basin and double panel central heating radiator.

**REAR OFFICE:** - 15ft 2in x 14ft (4.62m x 4.27m) with ornamental fireplace feature, cupboard to recess, moulded cornice and light rose to ceiling and two double panel central heating radiators.

### SECOND FLOOR

#### LANDING

**W.C.** with white suite that incorporates a low flush w.c. and pedestal wash basin and double panel central heating radiator.

**FRONT OFFICE:** - 13ft 6in x 6ft 3in (4.11m x 1.91m) plus 15ft 1in x 3ft 11in (4.61m x 1.2m) (with restricted headroom) with double panel central heating radiator and 'Velux' ceiling light.

**REAR OFFICE:** - 13ft 5in x 6ft 1in (4.11m x 1.87m) plus 13ft 5in x 3ft 9in (4.11m x 1.14m) (with restricted headroom) with double panel central heating radiator and 'Velux' ceiling light.

### OUTSIDE

The property has two off-street car parking spaces within the rear yard and there is pay and display car parking to nearby roads.

**SERVICES** All Mains Services are assumed to be connected and gas central heating is supplied.

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## LEASE

**TERMS** The property could be available on a new full repairing and insuring lease of which terms to be agreed.

**RENT** £10,000 per annum exclusive.

**RATES** Rating Authority is Wakefield MDC  
  
The premises have two rateable values. The ground floor and basement has a rateable value under the 2017 rating list of £4,200 and the first floor has a rateable value of £2,225.

**FEES** An incoming Tenant (if applicable) will be responsible for Costs for provision of a new Lease Agreement.

**VIEWING** Strictly by prior appointment with the Agents



### NOTE TO PROSPECTIVE PURCHASERS:

#### Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

#### Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

#### Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.