

PLAY BARN PREMISES AVAILABLE TO LET SUBJECT TO VACANT POSSESSION

RESTAURANT PREMISES UNAFFECTED

**THE SUN
719 LEEDS ROAD
LOFTHOUSE GATE
WAKEFIELD
WF3 3HG**



LOCATION

The premises are located in the village of Lofthouse Gate approximately 3 miles North of Wakefield. The Play Barn has good visibility with a frontage onto the A61 Leeds Road.

ACCESS

The Play Barn is separately accessed from the restaurant and is located to the rear and benefits from an external gated play area.

DESCRIPTON/ACCOMODATION

The Play Barn is of steel frame construction and comprise of the following approximate floor areas:-

| | | |
|--------------------------|----------------------------|--------------------|
| Ground Floor Area | 203.92m² | 2,195 sq ft |
| W.C Block | | |

There are approx. 65 shared car parking spaces for the Play Barn and the restaurant.

TENURE

The premises are to be made available by way of a new effectively Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£30,000 pax

PLANNING

The premises currently have Use for a Play Barn and would recommend that any ingoing occupier makes their own enquiries via the Local Planning Authority.

EPC

The Energy Performance Asset Rating of the premises currently falls within Category D.

A copy of the Energy Performance Certificate can be made available upon request.

RATEABLE VALUE

The premises have yet to be separately assessed for rating purposes.

We suggest that all interested parties should verify the above information with the Local Authority.

LEGAL COSTS

Each party to be responsible for payment of their own costs incurred in the transaction.

VIEWING

Strictly by appointment with the sole retained agents:-

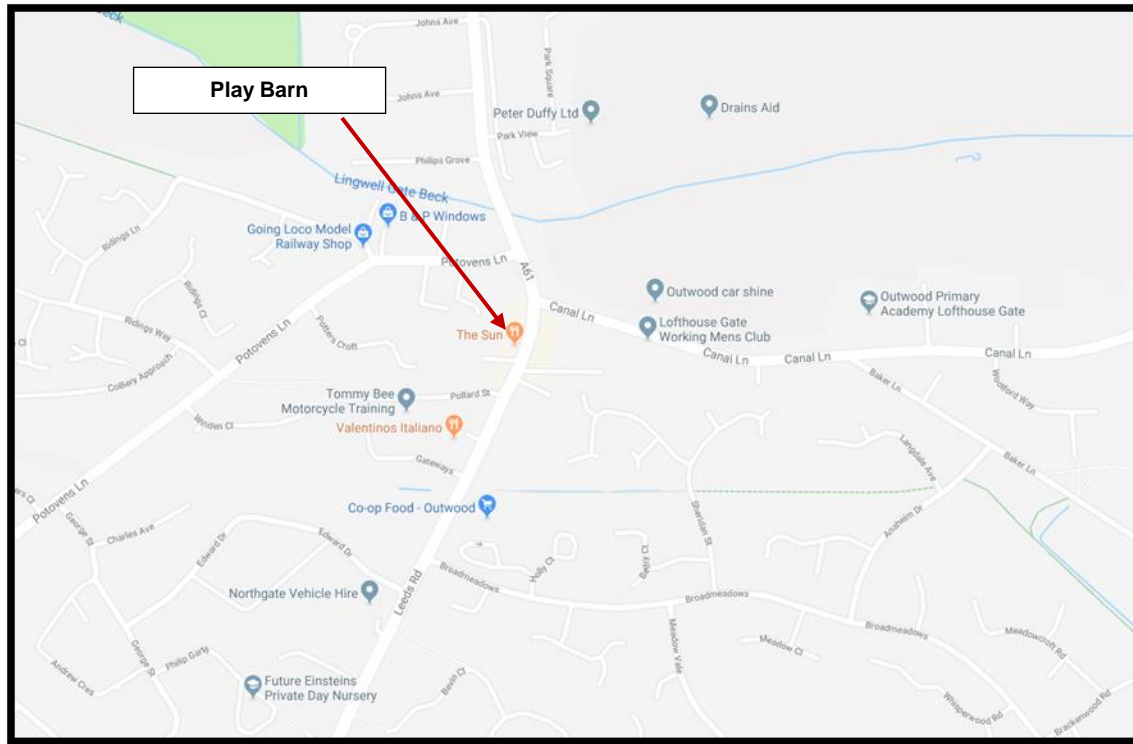
Ref: Simon Smith
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**ALL TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**

Date: February 2019

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