

LOT 73 - Wakefield

Commercial Auction - 6th May 2021

allsop



Vacant Freehold Former Department Store

14-16 Kirkgate, Wakefield, West Yorkshire, WF1 1SP

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GUIDE PRICE *

Offered Without Reserve

Commercial - 6th May 2021

Online

Bidding will open at 11.00 am for ALL lots. Lot 1 closes from 12.00 midday

Key Features

- Comprising a total of 3,521.60 sqm (37,907 sqft)
- Benefits from 3 entrances including one into The Ridings Shopping Centre
- Potential for alternative uses and/or redevelopment, subject to consent.
- Adjacent to Marks & Spencer and Santander
- Pedestrianised City Centre location opposite Wakefield Cathedral
- VAT is applicable
- **Six Week Completion Available**

Vacant

Tenure

Freehold.

A small area to the rear which provides access to The Ridings Shopping Centre, is held on a 99 year lease from 17th October 1983 at a peppercorn rent (Shown in blue on plan)



Location

- ★ The Cathedral City of Wakefield is located on the River Calder some 8 miles south of Leeds and 5 miles east of Dewsbury.
- ▲ The City benefits from good road communications being within 3 miles of the M1 (Junctions 39, 40 and 41) and M62 (Junction 3) motorways.
- 🚉 Wakefield Westgate Rail Station lies some 640 meters west from the property and provides regular services to Leeds (15 min) and London Kings Cross (2hr 4min)
- 🚏 The property is situated on the south side of pedestrianised Kirkgate, directly opposite Wakefield Cathedral and some 30 meters from an entrance to The Ridings Shopping Centre
- 🏪 Occupiers close by include Marks & Spencer, Santander Bank (both Adjacent), Primark, Boots, Greggs, Virgin Money and Halifax Bank amongst many others.

Additional Information

- The property benefits from a retail frontage within The Ridings Shopping Centre to the rear.
- Quotes for roof repair work and asbestos removal are available for inspection in the legal pack.

Planning

- The property may lend itself to a variety of alternative uses and/or redevelopment, subject to obtaining all the necessary consents. All enquiries should be made with Wakefield Council. Website: www.wakefield.gov.uk

VAT - VAT is applicable to this lot.

Allsop

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Present Lessee	Accommodation		
Vacant	Ground Floor	1,719.90 sq m	18,513 sq ft
	Basement	197.80 sq m	2,129 sq ft
	First Floor	1,510.70 sq m	16,261 sq ft
	Second Floor	93.20 sq m	1,003 sq ft
		3,521.6 sq m	37,906 sq ft

N.B. The property has not been inspected by Allsop and the floor areas have been provided by the Vendor.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



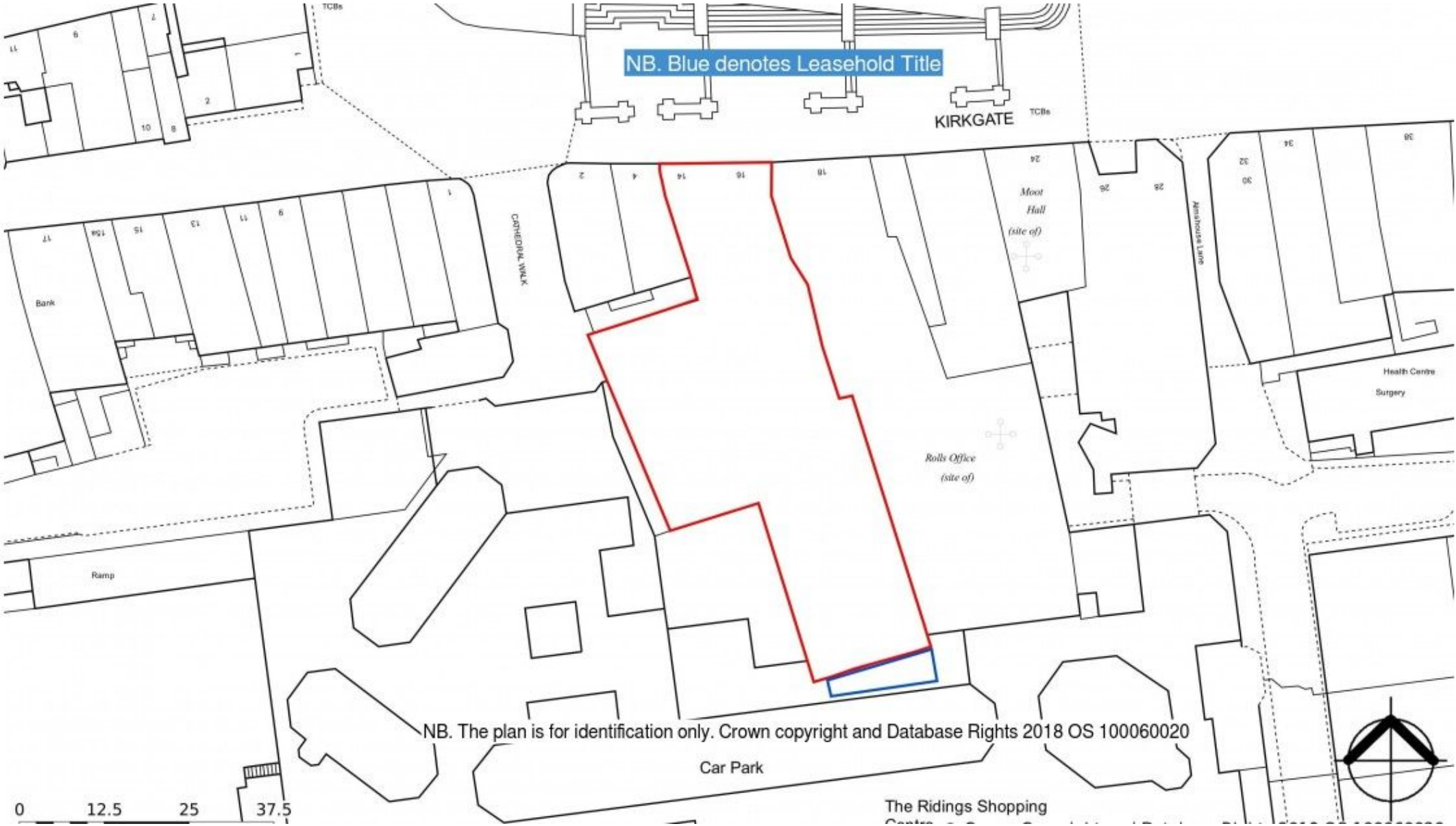
Featured 7



Featured 8



Pro map



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Disclaimer

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Important notice - Pre-registration approval to bid, guide prices, reserves and additional charges

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.
3. All guide prices are Quoted "subject to contract".
4. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

Reserve Prices

6. The reserve price is the minimum price at which the Lot can be sold.
7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

Buyers' fees, Seller's fees and additional charges

8. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,250** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£250** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

11. Please note that lots may be sold or withdrawn at any time prior to auction.
12. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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