



**20-22 Cheapside**

Wakefield, WF1 2TF

**SELF-CONTAINED OFFICE  
BUILDING FOR SALE in  
EXCELLENT WAKEFIELD  
CITY CENTRE LOCATION**

**3,350 sq ft**  
(311.23 sq m)

- CITY CENTRE LOCATION
- SELF-CONTAINED
- 5-MINUTE WALK FROM WAKEFIELD TRAIN STATION
- ON-SITE CAR PARKING
- VARIOUS SPACIOUS ROOMS
- KITCHEN & SHOWER FACILITIES

# 20-22 Cheapside, Wakefield, WF1 2TF

## Summary

<b>Available Size</b>	3,350 sq ft
<b>Price</b>	Offers in the region of £350,000
<b>Business Rates</b>	N/A
<b>Car Parking</b>	7 car parking spaces
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	D (100)

## Location

20-22 Cheapside is located in Wakefield city centre to the north east side of Cheapside which is a popular area, mostly consisting of former terraced houses which have now been converted to offices. Wakefield's main retail core and Trinity Walk Shopping Centre are both within just a 5-minute walk of the property, which provide a range of amenities including shops, bars and restaurants as you'd expect.

In terms of transport, Wakefield Westgate train station is just 0.2 miles away (less than a 5-minute walk) from the property and there are several bus stations in close proximity. The property is also just a 25-minute drive from Leeds city centre.

## Description

20-22 Cheapside comprises of two attractive buildings which adjoin. No.22 is a four storey former town house, constructed in the early 19th century, whilst No.20 is an end-terraced, three storey purpose built office building constructed in the early 1990's.

The buildings are linked at ground, first and second floor levels and provide office accommodation with the following specification features:

- Fully carpeted and decorated
- CAT II fluorescent strip lighting
- Various spacious rooms which could easily be utilised as open plan offices, boardrooms or private meeting rooms
- Basement storage space
- Fitted kitchen and shower facility
- W/C facilities (including a ground floor disabled W/C)
- Gas central heating

## Accommodation

The property provides the following net internal floor area:

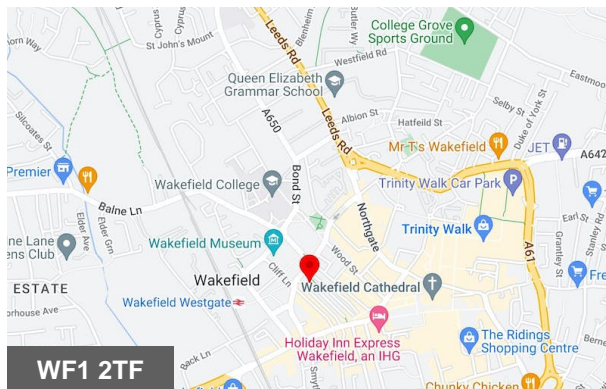
Name	sq ft	sq m	Availability
Building - 20-22 Cheapside	3,350	311.23	Available
<b>Total</b>	<b>3,350</b>	<b>311.23</b>	

## Parking

The property benefits from 7 specifically allocated car parking spaces, including 4 spaces at the front of the building and 3 spaces at the rear of the building.

## Price

Offers are invited in the region of £350,000 to purchase the freehold interest in the property.



## Viewing & Further Information



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