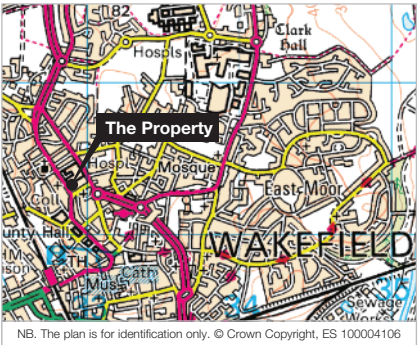


Wakefield
8-14 St John's North,
West Yorkshire
WF1 3QA

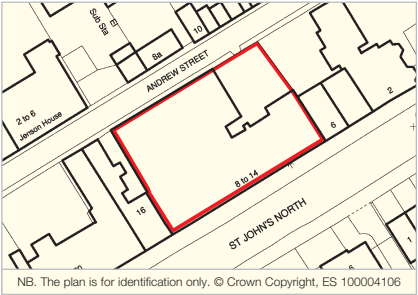
- **Three Freehold Grade II* Listed Mid Terrace Buildings**
- Currently arranged to provide Office Accommodation extending to Approximately 2,033 sq m (21,889 sq ft)
- Potential for Change of Use to Residential subject to obtaining all necessary consents
- To be offered Collectively as One Lot

Vacant Possession



To View
The property will be open for viewing every Wednesday and Friday before the Auction between 2.15 – 3.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Woskow Brown Solicitors (Ref: Simon Alliott).
Tel: 01226 399831.
Email: simon.alliott@woskowbrown.co.uk



VACANT –
Three Freehold Buildings



Tenure
Freehold.

Location
The property is situated on the north side of St John's North, between its junctions with Bradford Road (A650) and Leeds Road (A61). The property benefits from direct access from both St John's North and Andrew Street. Wakefield city centre is approximately half a mile to the south, where a range of shops and local amenities can be found. Rail services run from Wakefield Westgate Station, plus the nearby A650 provides access to Junction 41 of the M1 Motorway.

Description
The property comprises three Grade II* Listed mid terrace buildings each arranged over basement, ground and two upper floors. The properties are internally arranged to provide office accommodation and each building has its own separate entrance, but they are interconnecting on each floor. To the rear of 8 St John's North is a car park for approximately eight cars which is accessed via Andrew Street.

Accommodation
A schedule of Accommodation is set out below. The property was not measured by Allsop. The following Net Internal Areas (NIA) have been supplied by the Seller's previous agents. We understand that the combined floor areas are as follows:

Floor	Front/Extension	Sq m (NIA)	Sq ft (NIA)
Ground	Front	323.50 sq m	3,482 sq ft
	Extension	360.75 sq m	3,883 sq ft
First	Front	346.25 sq m	3,727 sq ft
	Extension	185.00 sq m	1,991 sq ft
Second	Front	323.75 sq m	3,485 sq ft
	Extension	185.50 sq m	1,997 sq ft
Basement	–	308.75 sq m	3,323 sq ft
Total		2,033.50 sq m	21,888 sq ft

VAT
VAT is applicable to this lot.

Planning
Local Planning Authority: Wakefield Metropolitan District Council.
Tel: 0345 850 6506.
Email: devcontrol@wakefield.gov.uk
The property may afford potential for change of use to residential subject to obtaining all necessary consents.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.