

Wakefield 'Hostel Premises', Angel Lodge, Near Leeds, West Yorkshire WF2 9AF

- A Freehold Former Prison Service Centre extending to Approximately 4,726 sq m (50,875 sq ft)
- Currently arranged to provide 122 Bedrooms together with Substantial Ancillary Accommodation used as a Hostel Premises
- Occupying a Site extending to Approx. 1.274 Hectares (3.149 Acres)
- Subject to a 5 Year Lease in favour of Urban Housing Services
- Possible potential for Redevelopment, subject to obtaining all necessary consents
- Current Rent Reserved

£103,663 per annum

BY ORDER OF GRAINGER RAMP (GRAINGER PLC) ACTING AS PORTFOLIO MANAGING AGENT ON THE INSTRUCTIONS OF RA CROXEN & J MORIARTY, JOINT ADMINISTRATORS OF ANGEL WAKEFIELD LIMITED – IN ADMINISTRATION

grainger
RAMP Ltd



To View

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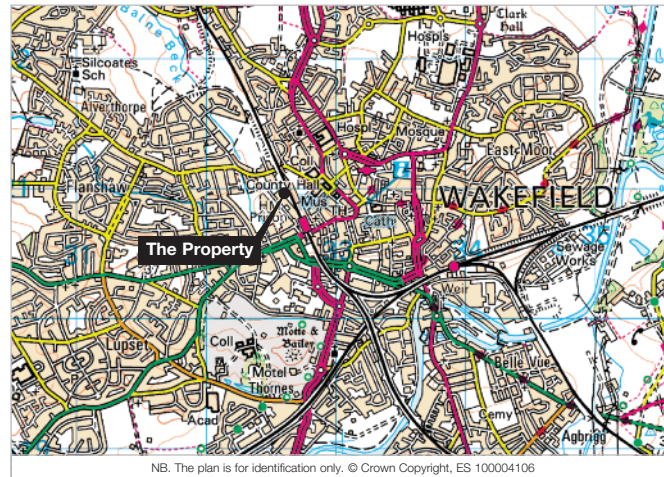
Seller's Solicitor

Messrs Bond Dickinson (Ref: Lisa Marie Hill).
Tel: 0191 279 9000.
Email: lisamarie.hill@bonddickinson.com

**INVESTMENT –
Freehold Former Prison Centre**



NB. The photograph is for identification only.



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Tenure

Freehold.

Location

The property is situated on the east side of Love Lane, to the north of its junction with Back Lane. The local amenities of Wakefield are readily accessible with the further extensive shopping facilities of Leeds city centre also being available to the north. Wakefield Westgate Rail Station is within close proximity to the south. The nearby A642 provides access to the M1 Motorway.

Description

The property comprises a former prison service centre occupying a site extending to approximately 1.274 hectares (3.149 acres). The property is currently internally arranged to provide 122 bedrooms together with substantial ancillary accommodation and is used as a Hostel premises.

Accommodation

Site Area 1.274 Hectares (3.149 Acres)

Accommodation – Reception Room, 122 Bedrooms, Gymnasium, Laundry, Squash Court and a range of WC and Bathroom facilities
GIa approximately 4,726 sq m (50,875 sq ft)

Tenancy

The property is subject to a lease commencing 10th October 2012 and expiring 9th October 2017 for a term of 5 years from 10th October 2012 at a current rent of £103,663 per annum.

Planning

Local Planning Authority: Wakefield Council.
Tel: 0345 850 6506.

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.

