



FOR SALE

18-22 LITTLE WESTGATE, WAKEFIELD WF1 1JY

Rare opportunity to acquire mixed-use city centre redevelopment

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Summary

- Mixed-use redevelopment opportunity.
- Situated in the heart of Wakefield city centre.
- Grade II listed.
- Planning permission granted (May 2026) for upper floor conversion to HMO.
- Five-bed HMO upon first floor and four-bed HMO upon second floor.
- Grant funding available projected up to £60k.
- Potential income once fully developed and let **£112,195 per annum.**
- Estimated **GDV in the region of £1m.**
- To be sold with full vacant possession with offers in the region of £595,000 for the freehold interest.

Property Description

The property comprises a three storey former retail premises with ancillary office and storage accommodation upon the first and second floors. Additionally, the property enjoys a basement area for additional storage as well as access from both Little Westgate and Bread Street at the rear.

The property is Grade II listed and situated within the conservation area of Wakefield. The property enjoys excellent frontage along Little Westgate and is suitable for a variety of commercial occupiers alongside the future residential opportunity upon the upper floors.

Tenure

The property is held freehold under two title numbers WYK361240 and WYK260904.

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Location and Situation

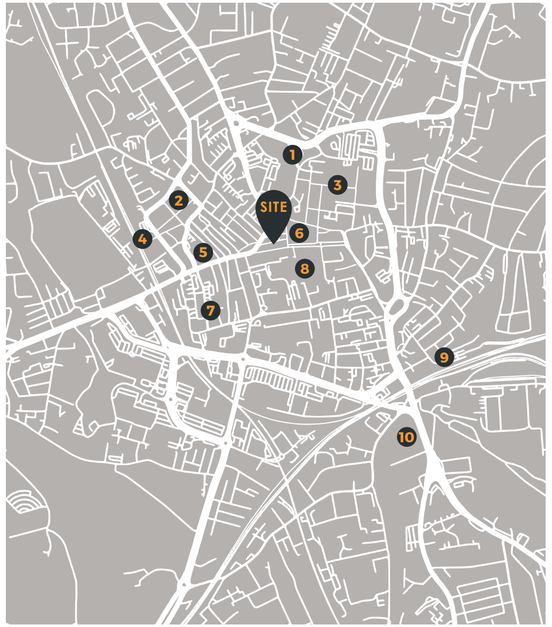
The property is located within Wakefield city centre approximately 9.5 miles south of Leeds and 38 miles north east of Manchester. Wakefield Westgate train station is within a short walking distance which has regular trains to Leeds, London and other key regional destinations.

The property is situated on the pedestrianised Little Westgate with the immediate area comprising of mostly retail and leisure throughout. The Ridings Shopping Centre and Trinity Walk are within a short walking distance of the subject property and Wakefield Cathedral is situated within metres of the property.

The property is positioned within Wakefield's proposed Cathedral Quarter Masterplan which is set to see a major regeneration of the city over the next 10-15 years. New homes, green and public spaces as well as leisure and hospitality are proposed to transform Wakefield as part of the longer-term regeneration plans for the city.

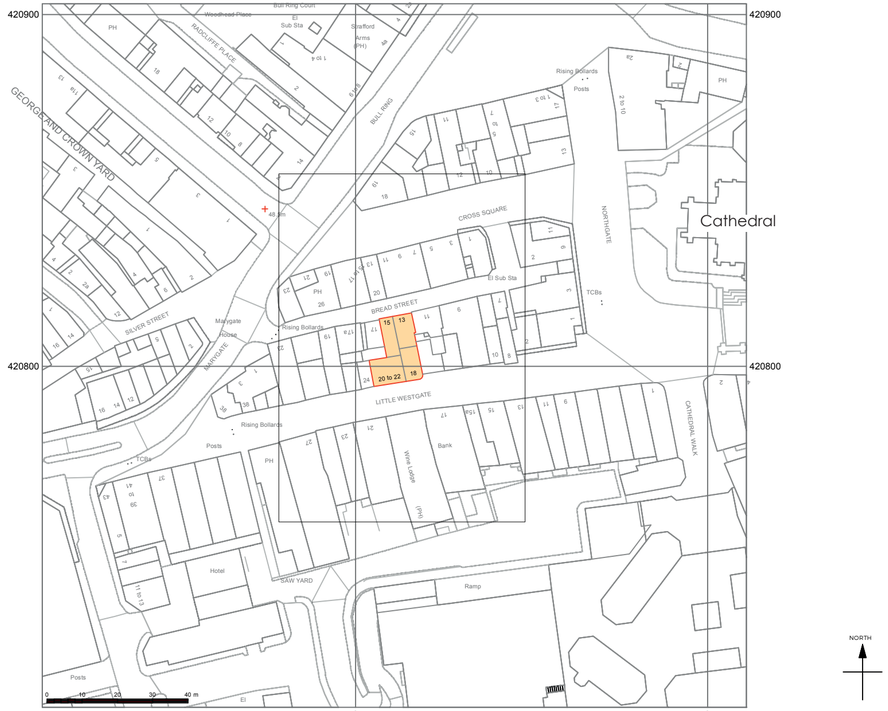
Points of Interest

1. Bus Station
2. Wakefield One
3. Trinity Walk Shopping Centre
4. Westgate Train Station
5. Theatre Royal Wakefield
6. Wakefield Cathedral
7. Wakefield College
8. The Ridings Shopping Centre
9. Kirkgate Train Station
10. The Hepworth Wakefield



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Location Plan



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Site History



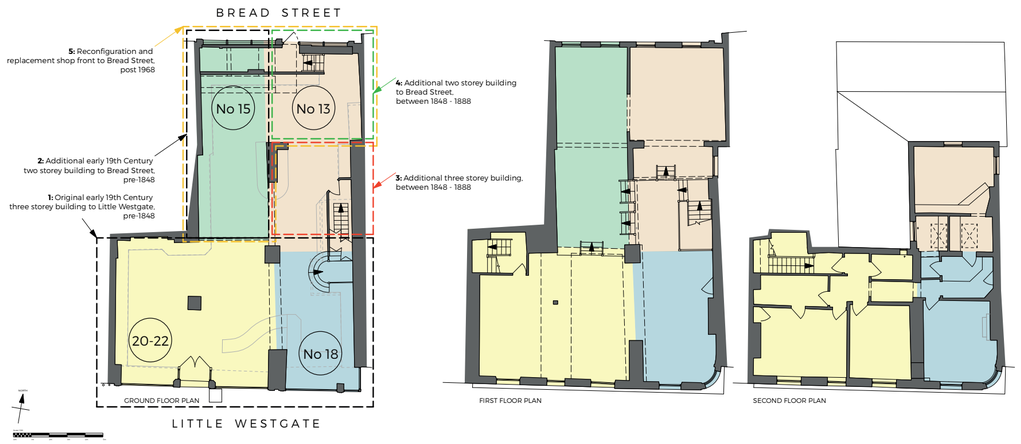
OS MAP
1848



OS MAP
1888



ARCHIVE MAP
1968



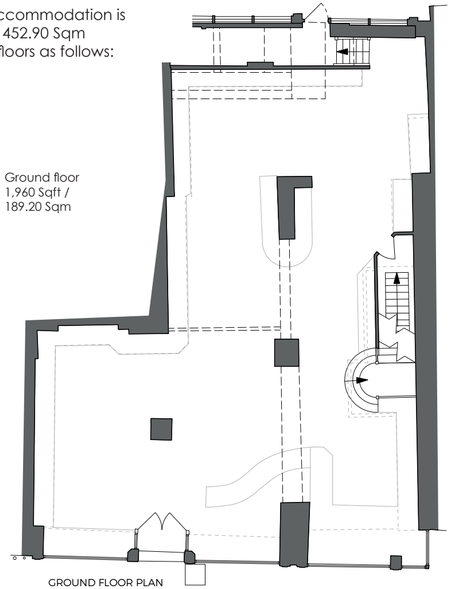
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Existing Floor Plans

BREAD STREET

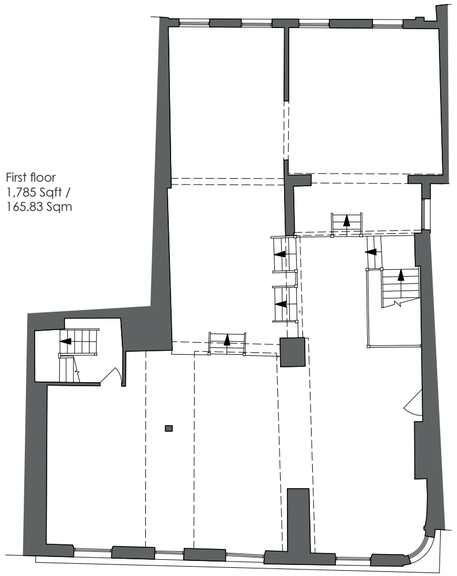
The total accommodation is
4,875 Sqft / 452.90 Sqm
over three floors as follows:

Ground floor
1,960 Sqft /
189.20 Sqm



GROUND FLOOR PLAN
EXISTING

First floor
1,785 Sqft /
165.83 Sqm

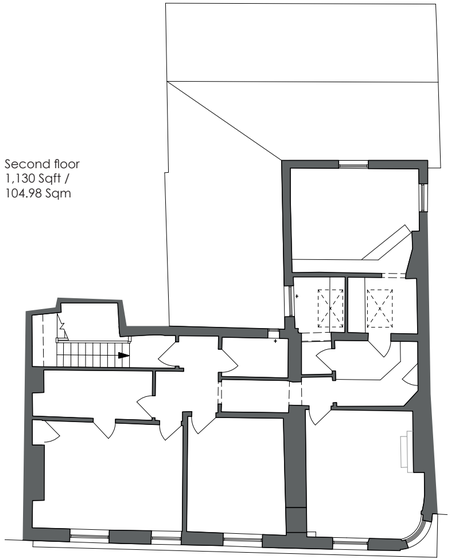


FIRST FLOOR PLAN
EXISTING

LITTLE WESTGATE

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Second floor
1,130 Sqft /
104.98 Sqm

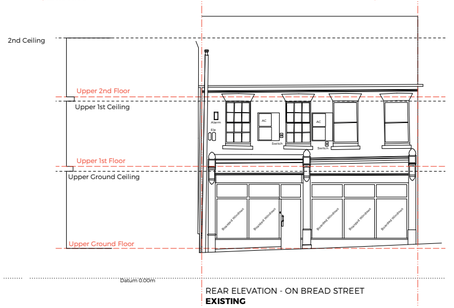


SECOND FLOOR PLAN
EXISTING

Existing Elevations



FRONT ELEVATION - ON LITTLE WESTGATE
EXISTING



REAR ELEVATION - ON BREAD STREET
EXISTING

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Grant of Planning Permission

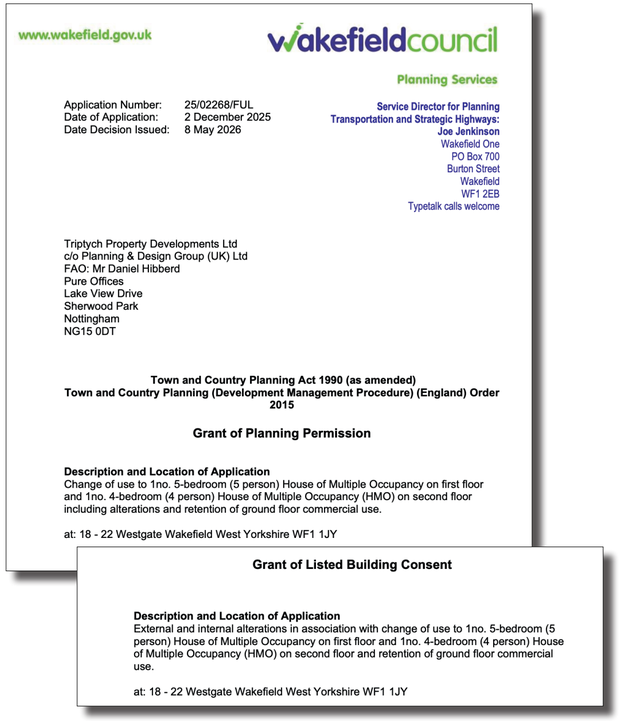
Change of use to 1no. 5-bedroom (5 person) House of Occupancy on first floor and 1no. 4-bedroom (4 person) House of Multiple Occupancy (HMO) on second floor including alterations and retention of ground floor commercial use.

Further details on the planning permission can be found on Wakefield Council Planning Portal with planning application number: **25/02268/FUL**

Grant of Listed Building Consent

External and internal alterations in association with change of use to 1no. 5-bedroom (5 person) House of Occupancy on first floor and 1no. 4-bedroom (4 person) House of Multiple Occupancy (HMO) on second floor and retention of ground floor commercial use.

Further details can be found on Portal with application number: **25/02267/LBC**



www.wakefield.gov.uk

wakefieldcouncil

Planning Services

Application Number: 25/02268/FUL
Date of Application: 2 December 2025
Date Decision Issued: 8 May 2026

Service Director for Planning
Transportation and Strategic Highways:
Joe Jenkinson
Wakefield One
PO Box 700
Burton Street
Wakefield
WF1 2EB
Typetalk calls welcome

Triptych Property Developments Ltd
c/o Planning & Design Group (UK) Ltd
FAO: Mr Daniel Hibberd
Pure Offices
Lake View Drive
Sherwood Park
Nottingham
NG15 0DT

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Grant of Planning Permission

Description and Location of Application
Change of use to 1no. 5-bedroom (5 person) House of Multiple Occupancy on first floor and 1no. 4-bedroom (4 person) House of Multiple Occupancy (HMO) on second floor including alterations and retention of ground floor commercial use.

at: 18 - 22 Westgate Wakefield West Yorkshire WF1 1JY

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Council Grant Schemes

The property currently benefits from The Wakefield Towns Fund - **Cathedral Square Shop Improvement Grant Scheme.** This funding offers 100% grant funding for external improvement works including replacement windows and ground floor retail facades. Based on previous enquiries, potential grant funding for this property was estimated at circa £60,000.

For further information please visit https://www.wakefield.gov.uk/regeneration/wakefield-city/towns-deal

Disclaimer: Any interested party should undertake their own enquiries and due diligence regarding eligibility for any grants, funding or incentives available and should not rely solely on the information provided. Further information can be found via the website address provided.

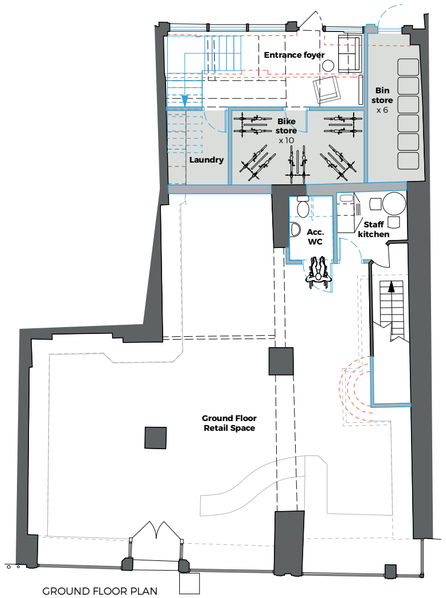


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Proposed Floor Plans

GROUND FLOOR

BREAD STREET



GROUND FLOOR PLAN
PROPOSED

LITTLE WESTGATE

Entrance to HMOs

A separate entrance has been designed for the HMOs from Bread Street. This also includes a bike store and laundry room for the HMOs, and a separate internal bin store. This measures 45 sqm / 485 sqft in total.

Commercial Space

Located on the high street, Little Westgate, near the cathedral, the ground floor commercial space includes plans for an accessible WC and staff kitchen, and additional basement storage space. This measures 137 sqm / 1,475 sqft in total (excluding the basement)

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FIRST FLOOR

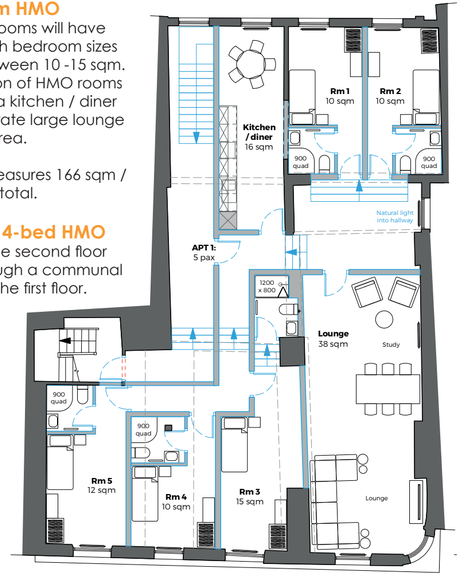
5-bedroom HMO

All five bedrooms will have en-suites with bedroom sizes ranging between 10 -15 sqm. This collection of HMO rooms will include a kitchen / diner and a separate large lounge and study area.

This HMO measures 166 sqm / 1,785 sqft in total.

Access to 4-bed HMO

Access to the second floor HMO is through a communal corridor on the first floor.



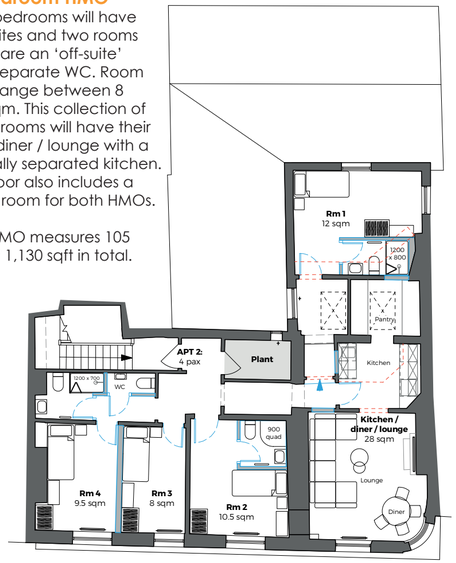
FIRST FLOOR PLAN
PROPOSED

SECOND FLOOR

4-bedroom HMO

Two bedrooms will have en-suites and two rooms will share an 'off-suite' and separate WC. Room sizes range between 8 -12 sqm. This collection of HMO rooms will have their own diner / lounge with a partially separated kitchen. This floor also includes a plant room for both HMOs.

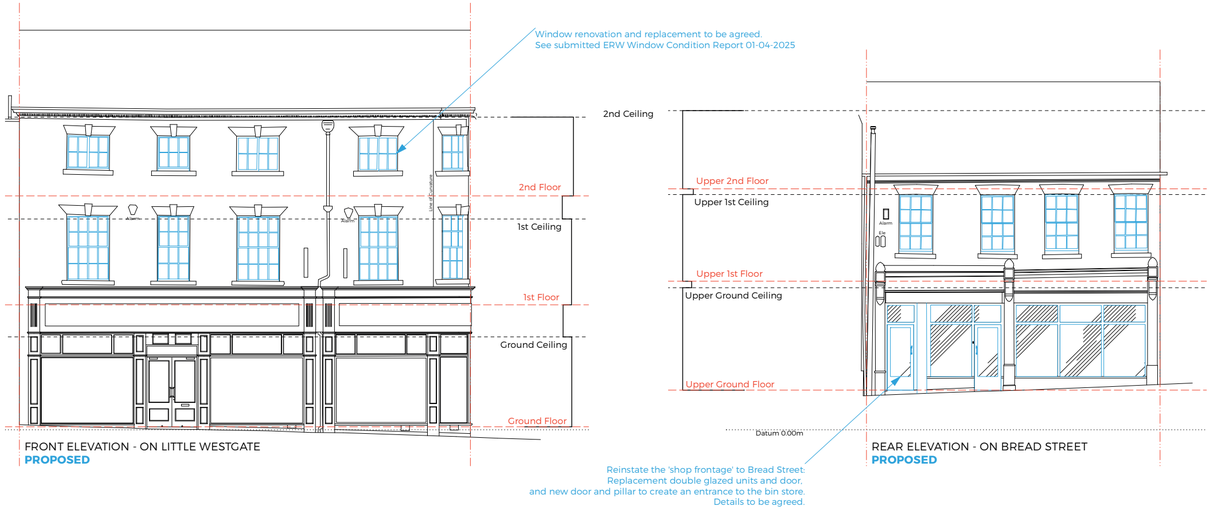
This HMO measures 105 sqm / 1,130 sqft in total.



SECOND FLOOR PLAN
PROPOSED

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Proposed Elevations



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Projected GDV

Estimated **GDV in the region of £1m.**

Projected Residential Rent

Using a similar comparable property on Kirkgate, Wakefield WF1 1HX which also consists of a 9-bed HMO on the upper floors generating the following income:

Rent (£) pcm
Bed 1 £895
Bed 2 £695
Bed 3 £750
Bed 4 £750
Bed 5 £825
Bed 6 £925
Bed 7 £695
Bed 8 £875
Bed 9 £850
Total pcm £7,260
Total pa £87,120

Projected Commercial Rent

For the ground floor commercial space at 1,475 sqft + basement
Expected rental income circa £17 sqft (range between £12-£30 sqft)

Total pa £25,075

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Possible Creative Concept (for residential units)



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Creative Moodboard



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EPC

The current EPC rating for the property is 

Services

The property is connected to water and electricity.

Business rates / council tax

The entire property is currently assessed for rating purposes with a current rateable value of £37,250. Interested parties are advised to contact Wakefield City Council to determine the rates payable. Business rates are exempt while empty and unfurnished.

VAT

The property is not elected for VAT purposes.

Legal costs

Each party shall be responsible for their own legal costs in connection with this transaction.

Proposal

We are instructed to receive offers in the region of £595,000 for the freehold interest with full vacant possession.

The property is available as a property purchase or limited company purchase, with potential savings for the latter.

Viewings

Contact Jonathan Barker for assisted viewings.

Contact: Jonathan Barker
T: 0113 830 0799
M: 07432 534668
E: jonathan@barkerproperty.uk

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