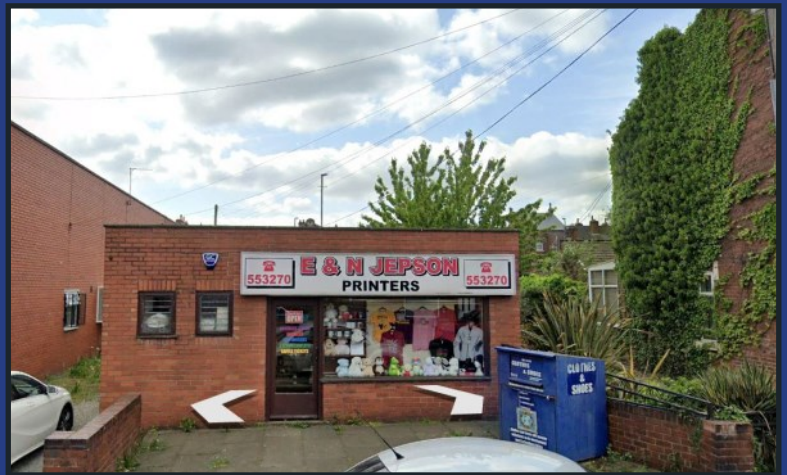


WORKSHOP FOR SALE



24 Smawthorne Lane, Castleford, WF10 4EN

- 1,420 Sq Ft (132 Sq M)
- Ideal for a variety of uses
- Off road car parking
- Three phase electricity
- Rear loading door
- Convenient for Castleford Town Centre



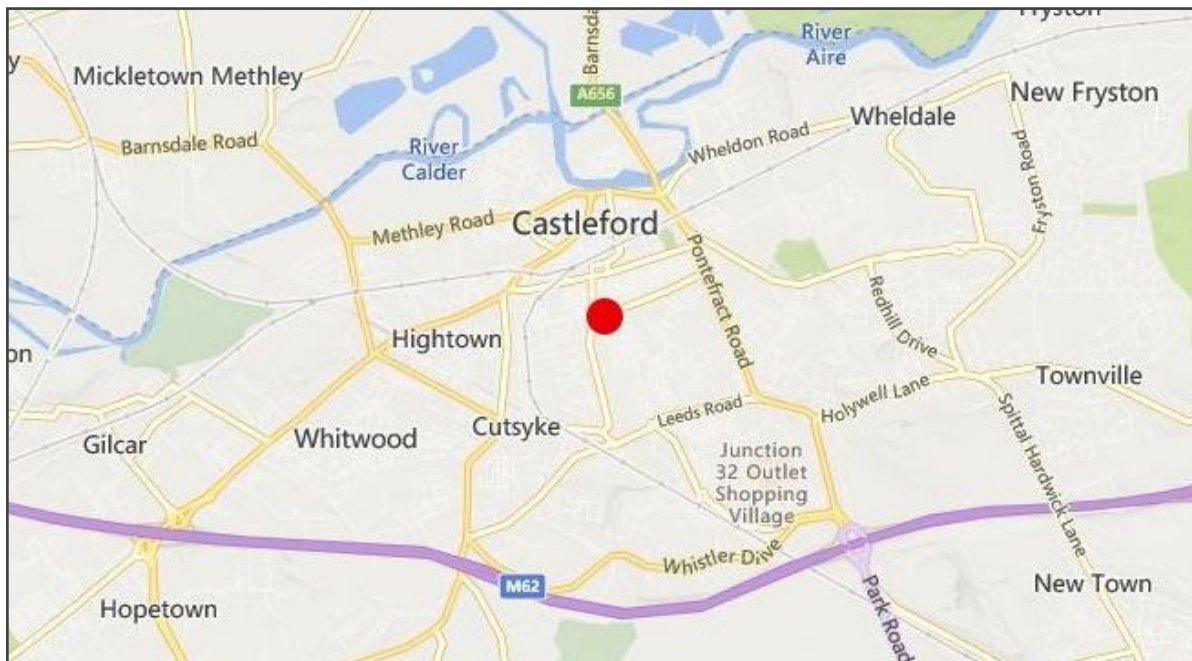
DESCRIPTION

This single storey workshop occupies a very convenient trading position close to other retailers, doctors surgery and residential dwellings.

The workshop is divided into three sections. The front being a retail/office area, and the remainder workshop space for the current printing business. The property benefits from having three phase electric and toilet facilities.

LOCATION

The premises occupies a strategic trading position on Smawthorne Lane. Not only convenient for Castleford Town Centre but just a short drive from the Xscape recreation centre and Junction 32 of the M62 Motorway.



ACCOMMODATION

Workshop

Front - 22ft x 12ft = 264 sq ft

Middle - 22ft x 34ft = 748 sq ft

Rear - 19ft x 21ft 5in = 407 sq ft

Total area = 1,420 sq ft

Includes Wc facilities

PRICE

£198,000

TENURE

Freehold

RATES

We understand from the VOA website that the property has a rateable value of £9.100 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

EPC

This property is currently awaiting an EPC assessment.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
- All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated January 2023 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.