

# SMALL RETAIL SITE FOR SALE



10A WESTFIELD ROAD, HORBURY, WAKEFIELD, WF4 6HP

- 71 sq ft (6.6 sq m)
- Compact shop unit
- Prominent main road position
- Ideal for display purposes
- No Wc facilities
- Sink unit included

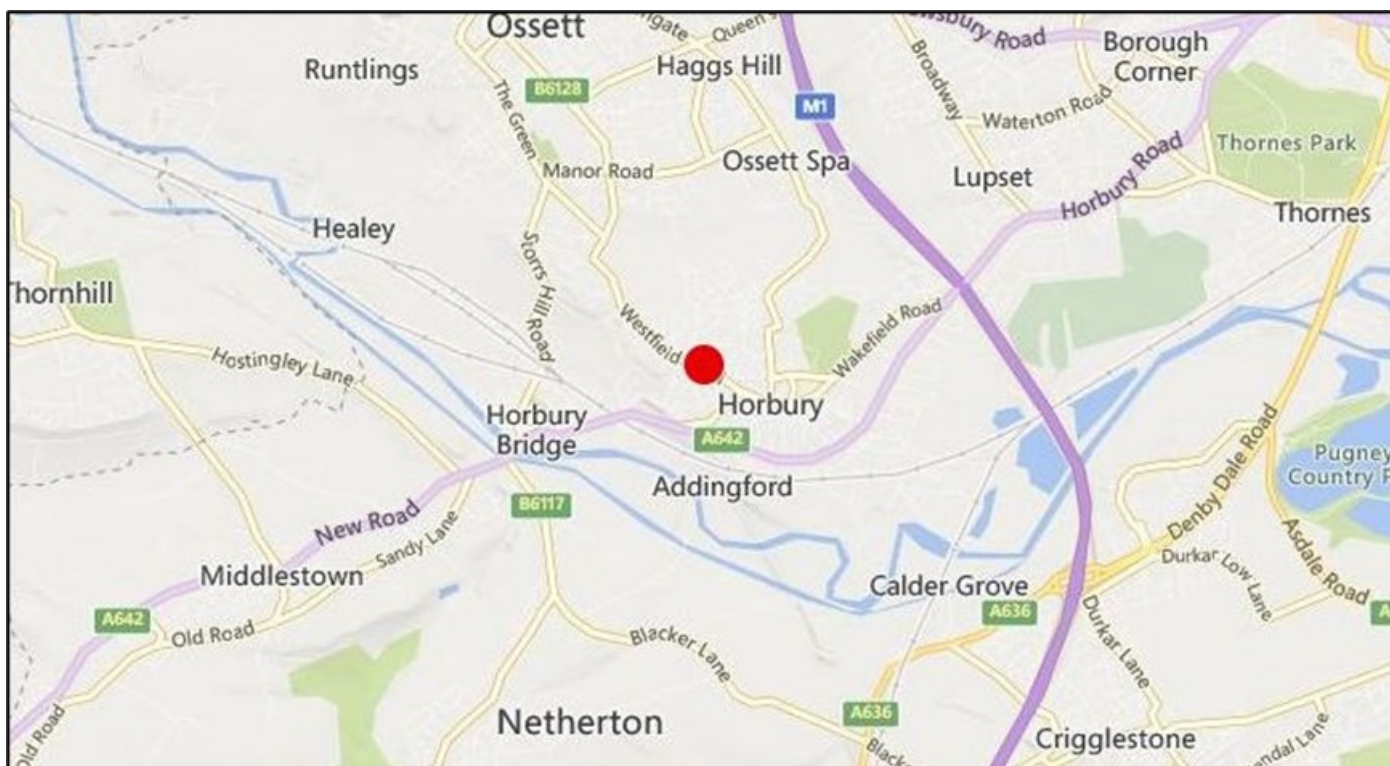
## DESCRIPTION

This is one of Horbury's most well known property's and may be more suitable as a property for display purposes only.

Interested parties should be made aware that the unit is compact and while having a sink unit, does not have Wc facilities.

## LOCATION

The property occupies a very visible main road position adjacent to the library and fronting onto Westfield Road close to its junction with Tithe Barn Street. Not only being convenient for Horbury town centre but just a short drive away from Ossett and junction 40 of the M1 motorway.



## PRICE

£45,000

## ACCOMMODATION

Premises including sink unit  
11ft 4in x 5ft 4in = 71 sq ft (6.6 sq m)

## LEGAL COSTS

Each party is responsible for their own legal costs.

## VAT

The landlord has not elected to register this property for VAT.

## **RATES**

We understand from the VOA website that the property is awaiting assessment. 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 RATE 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.

## **VIEWING**

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

## **ENERGY PERFORMANCE CERTIFICATE**

The property is exempt from an EPC.

### 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 created March 2024 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.