

# FREEHOLD FOR SALE WITH VACANT POSSESSION GARAGE / WORKSHOP

With car sales pitch

And F.F. accommodation (In need of refurbishment)

**Vickers**  
carnley



## Nursery Garage, Batley Road, Kirkhamgate, WF2 0SH

- 1,010 sq ft / 94 sq m
- Sales pitch
- Roller shutter door access
- First floor living accommodation (vacant)
- Office
- Main road position

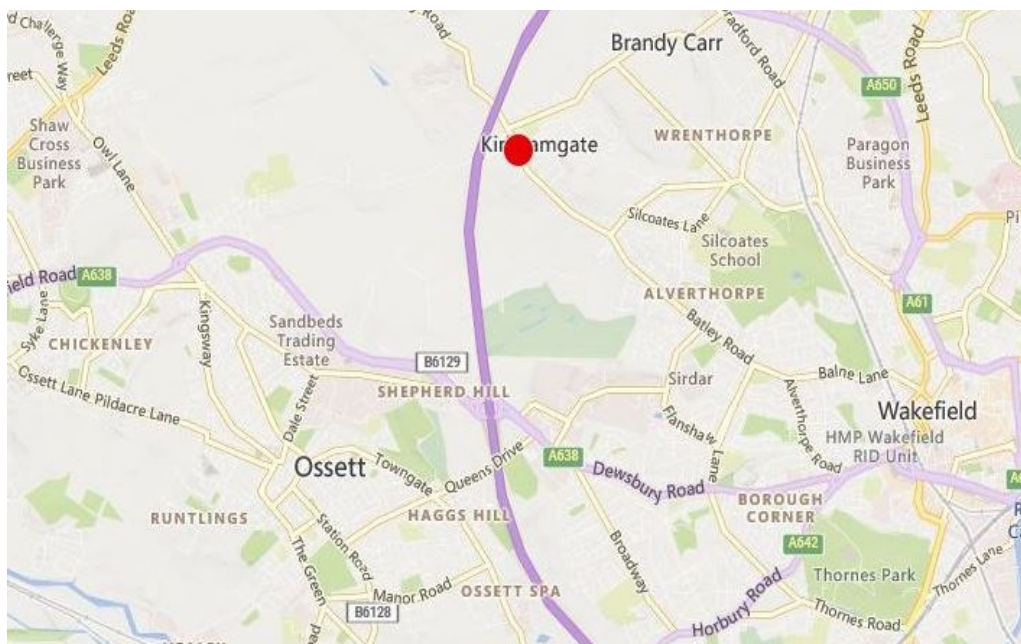


## DESCRIPTION

This is a well known garage car sales pitch and is only becoming available due to the pending retirement of the current owner. Within the property, there is an oil fired heating, 4 poster car lift and compressor. While the site has been utilised as garage for many years, the premises could easily be adapted for various uses who require workshop space with generous on site car parking. Along with the commercial parts, there is a first floor area which has been utilised as living accommodation but this area is in need of refurbishment.

## LOCATION

The property occupies a main road position fronting onto Batley Road close to it's junction with Greenway Drive being just a short drive from Wakefield City centre and Junction 40 of the M1 Motorway.



## ACCOMODATION

Front garage 22ft 7in x 19ft 8in = 444 sq ft

Includes Wc

Rear garage 22ft 10in x 22ft = 502 sq ft

Office - 10ft 9in x 6ft = 64 sq ft

FIRST FLOOR FORMER LIVING ACCOMODATION

(NOT INSPECTED)

**Total ground floor area = 1,010 sq ft**

## Summary

<b>Size</b>	1,010 sq ft (94 sq m)
<b>Price</b>	£345,000
<b>Rateable Value</b>	Awaiting assessment.
<b>Small Business Rates Relief</b>	For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>Legal Fees</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	Awaiting assessment,

## Viewings & Further Enquiries



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### 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 November 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.