

FORMER LIBRARY PREMISES FREEHOLD FOR SALE

Vickers
carnley



Former Ossett Library, 15 Station Road, Ossett, WF5 8AB



- 5,812 sq ft / 544 sq m
- Mainly open plan layout
- Redevelopment opportunity
- Would suit a variety of uses
- Useful basement area
- Centrally located

DESCRIPTION

This now vacant former public library offers mainly open plan accommodation over the ground and first floor areas with a very useful basement. Wc facilities are situated on all floors, including the basement areas. Internally, the accommodation is offered in a shell form ready for redevelopment.

The car parking sign, ticket machine and lamp post to the rear, within the title boundary, will need moving by the Council with a time line to be confirmed.

This really is a unique opportunity to acquire one of Ossett's landmark properties with ample commercial potential.

LOCATION

This is arguably one of Ossett's premium commercial locations fronting onto Station Road and close to the market precinct area. This is therefore a very accessible location in the Town centre and is just a short drive away from neighbouring Horbury and Junction 40 of the M1 Motorway.

ACCOMMODATION

Ground floor
97ft x 33ft = 3,201 sq ft

First floor
34ft 6in x 19ft = 655 sq ft
35ft 6in x 20ft 4in = 721 sq ft
44ft 9in x 19ft 2in = 850 sq ft
11ft x 35ft = 385 sq ft



Total gross area = 5,812 sq ft (544 sq m) Plus useful basement area

SUMMARY

PRICE	Offers in the region of £300,000
RATEABLE VALUE	Awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	F-149



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 February 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.