

GROUND FLOOR RETAIL UNIT FOR SALE



35 Station Lane, Featherstone, Pontefract, WF7 5BE



- 695 sq ft / 65 sq m
- Very well presented
- Visible trading location with good car parking
- Broadly open plan
- Electric heating throughout
- Close to Pontefract and Wakefield

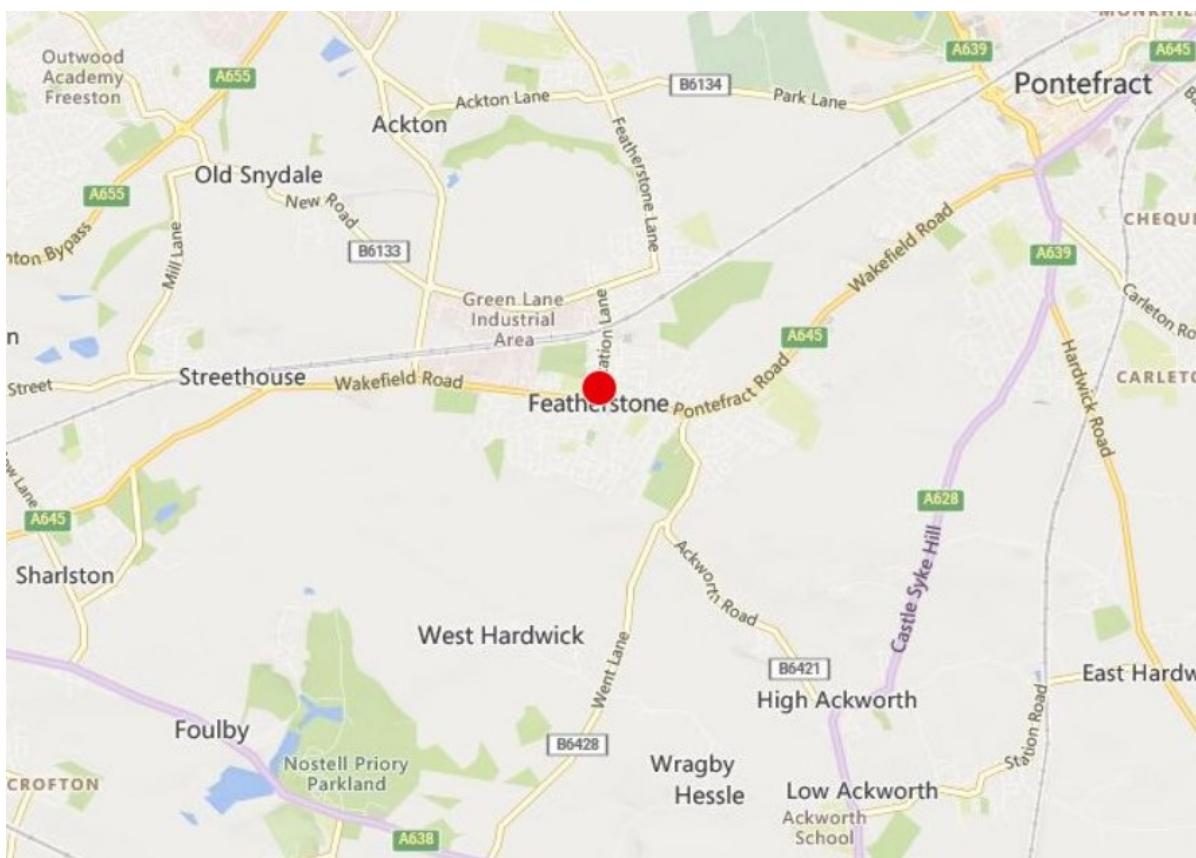
DESCRIPTION

An opportunity to purchase a ground floor retail unit. The property occupies an end-terraced position on this busy high street. The premises are well maintained throughout and offers ground floor accommodation which has been utilised as a popular well being retailer.

There are UPVC windows, electric heating and laminate flooring throughout. The unit is highly secure with a roller shutter door to the front of the property. Well located within the Town Centre amongst other retailers and traditional local amenities.

LOCATION

The property is located within the heart of Featherstone Town Centre amongst other retailers and traditional local amenities. Featherstone is ideally located between Pontefract and Wakefield and benefits from a train station along with a variety of amenities including public houses, schools and supermarkets.



ACCOMMODATION

Ground floor sales - 34ft 8in x 17ft 7in = 609 sq ft

Rear - 11ft 4in x 7ft 7in = 86 sq ft

Total net area = 695 sq ft (Plus Wc and sink unit)

SUMMARY

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|------------------------------------|--|
| PRICE | £69,500 |
| TENURE | Freehold. |
| RATEABLE VALUE | £5,200. |
| SMALL BUSINESS RATES RELIEF | Applicable. For more information, please contact the local authority on 01484 414900. |
| VAT | Not applicable. |
| LEGAL FEES | Each party is responsible for their own legal costs. |
| EPC | Awaiting assessment. |



VIEWINGS & FURTHER ENQUIRIES



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

01924 291500

isobel.smith@vickerscarnley.co.uk

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 prepared November 2024 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.