

# COMMERCIAL SPACE FOR SALE

**Vickers**  
carnley

POTENTIAL INVESTMENT OPPORTUNITY



## Stonechapel House, 28a Thornhill Road Middlestown, WF4 4PD



- 1,279 sq ft (119 sq m)
- Currently let at £8,000 per annum
- Featured stonework with open timbers
- Includes kitchen and bathroom facilities
- Convenient location partway between Wakefield and Huddersfield
- Car parking space to the front

## DESCRIPTION

The property comprises a detached two storey building with ground floor storage and kitchen facilities with superb office/studio space to the first floor. The first floor boasts feature stone walls and open timbers to the ceiling making this a truly creative working environment.

The property is very well presented throughout and benefits from having gas central heating and air conditioning to the first floor.

## LOCATION

The property is situated on Thornhill Road which is just off the main A642 Wakefield/Huddersfield Road close to the Middlestown cross roads and is therefore convenient for both Wakefield and Huddersfield.



## ACCOMMODATION

### Ground Floor

Entrance Way	
Store/Garage	10ft 5in x 17ft 5in = 181 sq ft
General Office	23ft 3in x 12ft 3in = 284 sq ft
Kitchen	17ft 0in x 6ft 0in = 102 sq ft

Total = 567 sq ft (52.67 sq m)  
Includes Wc facilities

### First Floor

Office	30ft 0in x 23ft 9in = 712 sq ft
Includes Meeting Room (7ft x 8ft 6in), Wc facilities and stairs	

**Total Area = 1279 sq ft (119 sq m)**

## TENANCY

The property is currently occupied and is utilised as a fitness studio on an informal arrangement whereby either the landlord or tenant can give 3 months notice to bring the agreement to an end. The current rental being £8,000 per annum however this will increase to £10,000 in April 2025.

## SUMMARY

<b>PRICE</b>	£159,500
<b>TENURE</b>	Freehold.
<b>RATEABLE VALUE</b>	£8,500
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. 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 prepared January 2025 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.