

FREEHOLD COMMERCIAL  
PREMISES  
**FOR SALE / MAY LET**



97 Bridge Road, Horbury, Wakefield, WF4 5NN



- 9,200 sq ft (854.68 sq m)
- Warehousing, workshop and offices
- Approx. 30 car parking spaces
- Adaptable layout
- Prominent main road position
- Kitchen & Wc facilities
- Potential for a variety of uses



## DESCRIPTION

This is a substantial commercial premises comprising of office, warehousing and workshop space over 2 floors. The premises has the additional benefit of parking for approx. 30 cars.

The part air conditioned building has a flexible internal layout which can be adapted to suit a variety of users.

The warehouse/workshops extend to approximately 3,000 sq ft made up of 2 interconnecting units which are accessed from the car park via a loading bay. In addition, there is a 1,400 sq ft mezzanine within one of the units.

## LOCATION

The property is located off Bridge Road, Horbury Bridge in what is known as an established commercial area. It is a location which allows easy access to the M1 and M62 motorway as well as Wakefield City Centre being only a 10 minute drive away.





## TITLE

Freehold with vacant possession. The extent of the freehold is indicated by the yellow outline shown in the aerial photograph below which is made up of part Title Number WYK604415 and WYK935623. There is a perpetual right of access over the adjoining areas of land. The below area highlighted is to be used as a guideline and any interested parties should review the title deeds and plans.







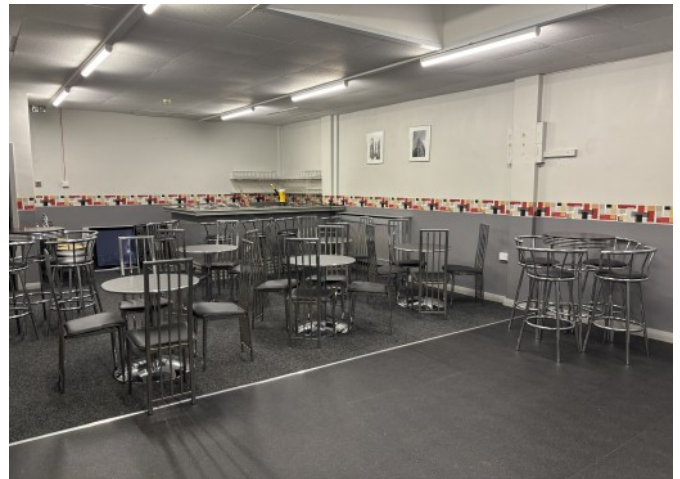
## SUMMARY

<b>SALE PRICE</b>	£800,000
<b>RENT</b>	£80,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	£37,250
<b>INSURANCE PREMIUM</b>	TBC
<b>VAT</b>	Not applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	D-86



## VIEWINGS & FURTHER ENQUIRIES

	<p><b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
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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 created March 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.