

PART LET INVESTMENT OPPORTUNITY FOR SALE

Vickers
carnley



17 & 17a Cluntergate, Horbury, WF4 5AG

- 1,235 Sq Ft (114.73 Sq M)
- Sale Price £235,000
- Stone fronted semi detached
- Ground floor retail unit sold with VP
- First floor 2 bedroomed tenanted flat
- Prime location
- Rear yard area
- Gas central heating



DESCRIPTION

This is a substantial stone fronted semi detached property with ground floor retail parts and a well presented two bedroomed flat above.

The property comprises of a ground floor retail unit which will be sold with vacant possession and is suitable for a variety of uses. The space includes an open plan area with kitchenette/ office and WC to the rear.

The first floor flat is accessed via a separate entrance to the front of the property.

The accommodation comprises of a spacious hallway with laundry area to rear, rear door leading to outdoor paved area, period staircase leading to landing with feature arched window, door into large open plan living/dining area with fully fitted kitchen, feature fireplace and three arched windows.

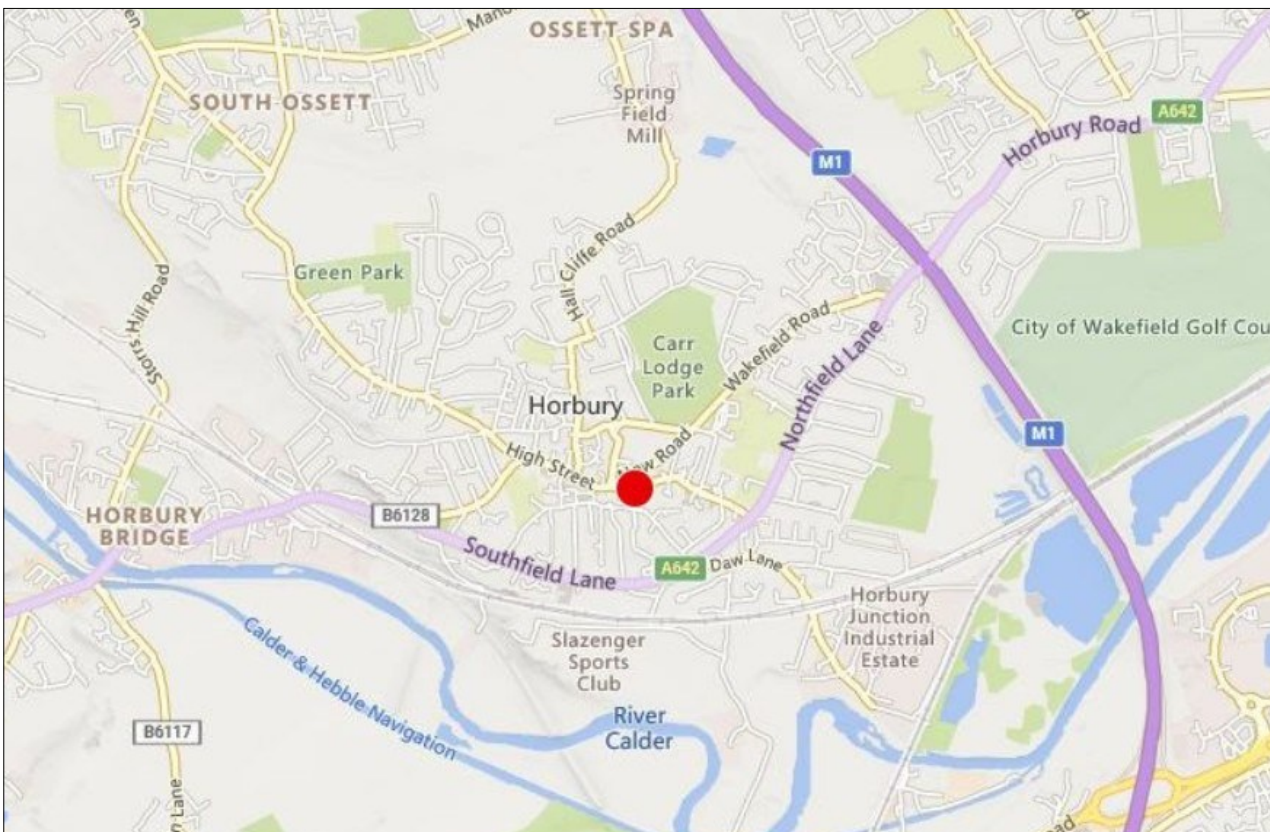
The first floor benefits from gas central heating.

The flat is currently tenanted on a AST agreement. The lease agreement can be provided upon request.

LOCATION

The property is situated in a very visible location close to Horbury town centre and front's directly onto Cluntergate which is one of the busiest roads into the town.

Horbury is a thriving town with retail space in demand and rarely becoming available, popular with visitors and locals that like to support local businesses, ample free parking and convenient for neighbouring Wakefield and M1 motorway.



FREEHOLD

Asking Price £235,000

ACCOMODATION

Ground Floor

18ft 6in x 17ft = 315 sq ft

16ft 6in x 17ft 6in = 281 sq ft

Total net retail area - 596 sq ft

Rear kitchenette/office including Wc- 11ft x 8ft = 88 sq ft

First Floor Flat

Open plan lounge/kitchen - 16ft x 24ft 7in = 393 sq ft

Bedroom 1 - 6ft 9in x 15ft 9in = 106 sq ft

Bedroom 2- 5ft 10in x 9ft = 52 sq ft

Plus bathroom with shower.

LEASE DETAILS

The current tenant is paying £600.00 per month on an AST Agreement. A copy of the lease agreement is available upon request.



SUMMARY

PRICE	£235,000
TENURE	Freehold.
RATEABLE VALUE	The ground floor is awaiting assessment.
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
COUNCIL TAX	Band A
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	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 created May 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.