

CHARACTERFUL DETACHED  
COMMERCIAL PROPERTY  
**TO LET / MAY SELL**

**Vickers**  
carnley



**The Brick House, Intake Lane, Ossett, WF5 0RG**



- 1,673 Sq Ft (155.42 Sq M)
- Suitable for a variety of uses
- Former police station
- Excellent location
- Rear yard
- Well presented
- Kitchen & wc facilities
- Walking distance to bus station

## DESCRIPTION

A unique opportunity has arisen to either rent or purchase this former police station which has undergone a substantial refurbishment programme and boasts characterful features throughout. The property has been utilised as a restaurant but would suit a variety of uses such as offices, wellness centre, clinic, veterinary clinic and dentist surgery to name but a few as well as the potential for first floor residential conversion subject to planning permission.

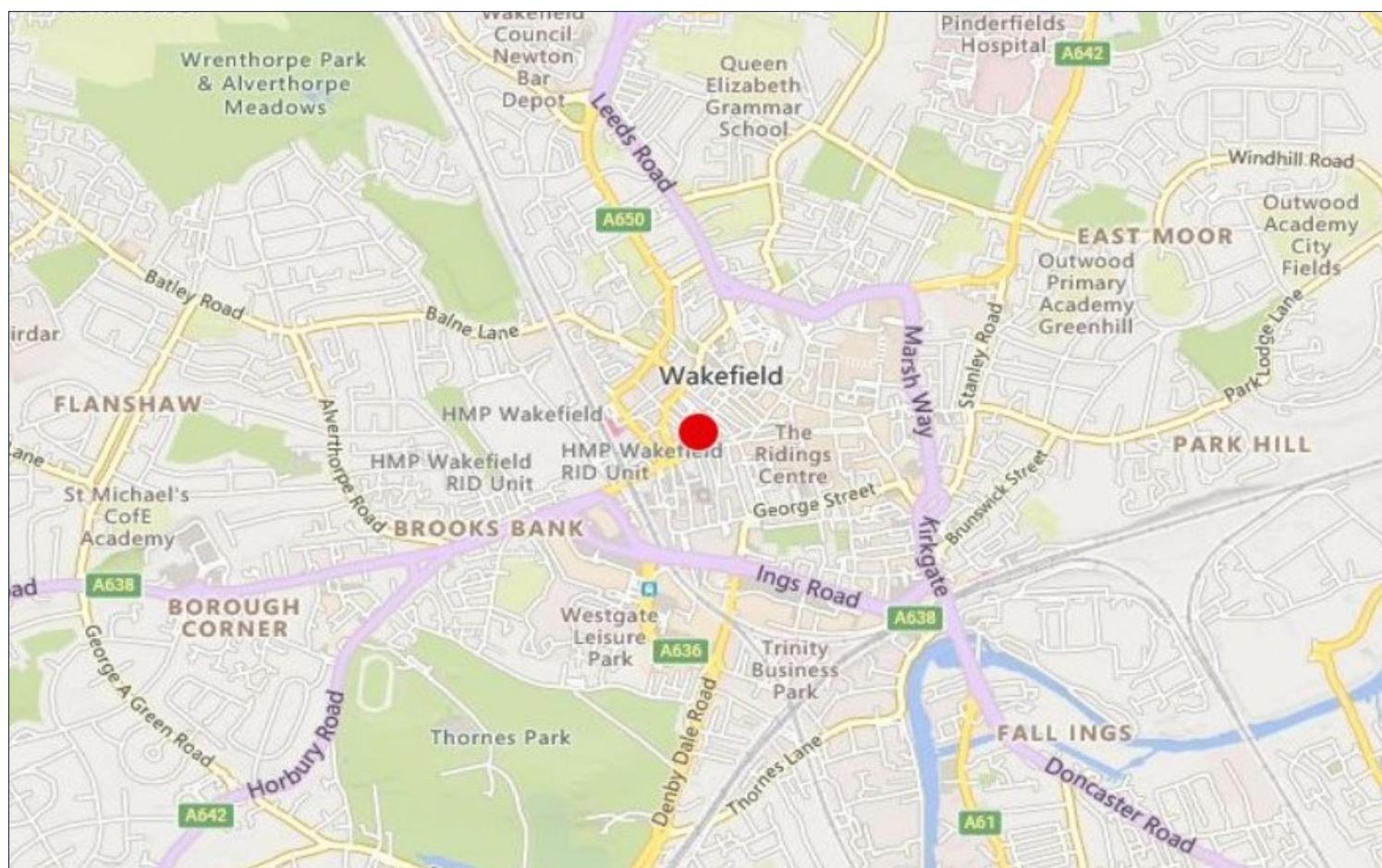
The property comprises of a ground floor consisting of multiple sized rooms including feature exposed brick, commercial kitchen space, Wc facilities and rear outside area.

The floor floor is part refurbished therefore is in need of completing. The first floor includes an open plan space, two further rooms and bathroom.

Externally, the property includes a very pleasant rear area and a driveway to the front for approx. one vehicle. On street permit parking is available.

## LOCATION

The property occupies a very prominent location in the centre of Ossett fronting onto Prospect Road and is just a few paces away from Ossetts pedestrian areas and bus station. Ossett is well served via the motorway network with junction 40 of the M1 just a few minutes drive away.



## ACCOMODATION

### GROUND FLOOR

Front left - 12ft 9in x 10ft = 128 Sq Ft

Kitchen - 14ft x 5ft = 70 Sq Ft

Front right - 15ft x 12ft = 180 Sq Ft

Store- 10ft x 14ft 3in = 142 Sq Ft

Commercial Kitchen - 10ft x 15ft 8in = 156 Sq Ft

Former Cell - 9ft x 7ft= 63 Sq Ft

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Former Cell - 9ft x 7ft = 63 Sq Ft

Total ground floor net internal area - 865 Sq Ft (plus Wc facilities)

### FIRST FLOOR

open plan room- 15ft 10in x 11ft 10in = 176 sq ft

19ft 6in x 11ft 10in = 214 sq ft

Room 2- 15ft x 15ft = 225 sq ft

Room 3- 11ft x 10ft 3in = 113 sq ft

Bathroom - 10ft x 8ft = 80 sq ft

Total first floor net internal area- 808 Sq Ft

**Total net internal area- 1,673 Sq Ft (155.42 Sq M)**



## SUMMARY

<b>RENT</b>	£20,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>SALE PRICE</b>	£395,000. The property is sold with vacant possession.
<b>RATEABLE VALUE</b>	£9,600
<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>	E117

## 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 or 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 October 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.