

SEMI DETACHED RETAIL PREMISES  
WITH LIVING ACCOMODATION ABOVE  
**FREEHOLD FOR SALE**

**Vickers**  
carnley



50 High Street, Horbury, Wakefield, WF4 5LE



- 403 sq ft (37 sq m)
- Prominent high street position
- 1 bedroomed accommodation
- 2 car parking spaces
- Former veterinary clinic
- Opposite two centre car park

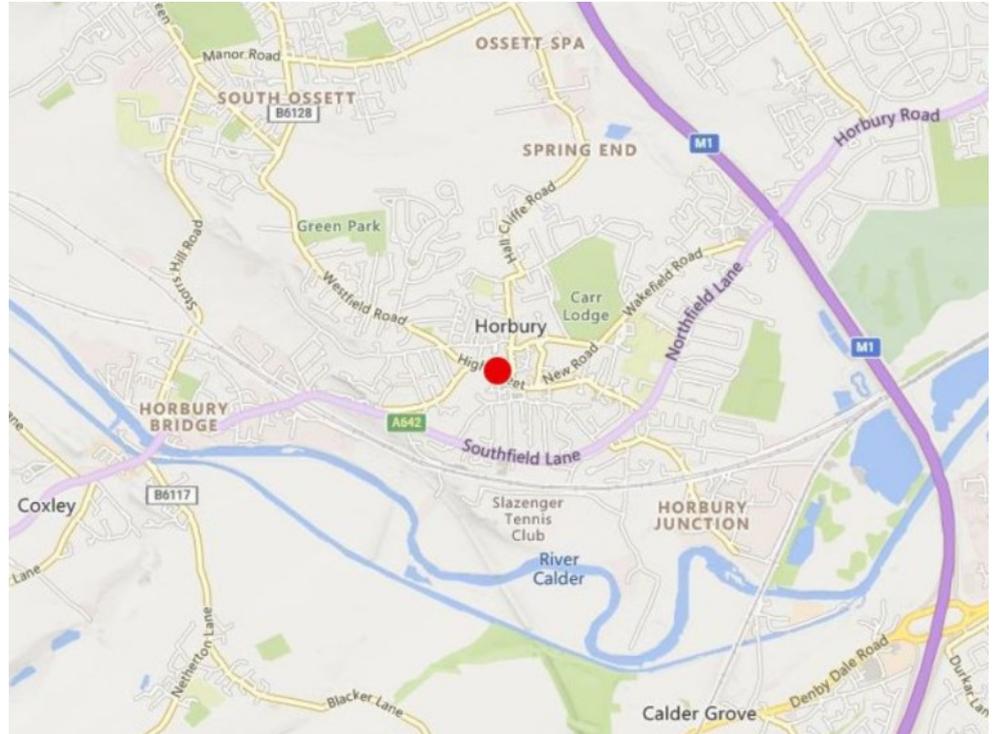
## DESCRIPTION

This is a semi detached retail property with one bedroomed accommodation above. For many years the premises have been utilised as a veterinary clinic and therefore would suit a similar use or could easily be adapted to retail premises. The ground floor area offers a front retail area with kitchen and store to the rear. An internal staircase leads to the first floor living accommodation.

To the rear there are two car parking bays in a shared car park area.

## LOCATION

The property is well situated in this popular town which attracts many local retailers along with a number of bars and cafes. The premises are located opposite one of the towns main car parks and electric charge bays.



## ACCOMMODATION

Ground floor

Front retail area - 16ft 7in x 15ft 5in = 257 sq ft

Store/kitchen - 11ft 6in x 3ft 7in = 41 sq ft

Consulting room - 10ft 2in x 10ft 4in = 105 sq ft

**Total ground floor net internal area = 403 sq ft**

A hallway leads to the rear door.

Stairs lead to the first floor

Lounge - 16ft 2in x 8ft 11in = 144 sq ft

Bedroom - 9ft 11in x 10ft 4in = 102 sq ft

Kitchen - 12ft 9in x 14ft = 179 sq ft

Bathroom with 3 piece set.

The property benefits from having gas central heating.

## SUMMARY

<b>PRICE</b>	£169,500
<b>RATEABLE VALUE</b>	£5,000
<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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## GROUND FLOOR

### 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 November 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.