

**FREEHOLD FOR SALE
DUE TO RETIREMENT
FORMER SOLICITORS OFFICE
WITH CAR PARKING**



16 Wesley Street, Castleford, WF10 1AE



- 1,554 sq ft (144 sq m)
- Very flexible accommodation
- Car parking to the rear
- Useful attic storage
- May suit dual occupancy

DESCRIPTION

This is a very well known former solicitors office situated in the heart of Castleford town centre.

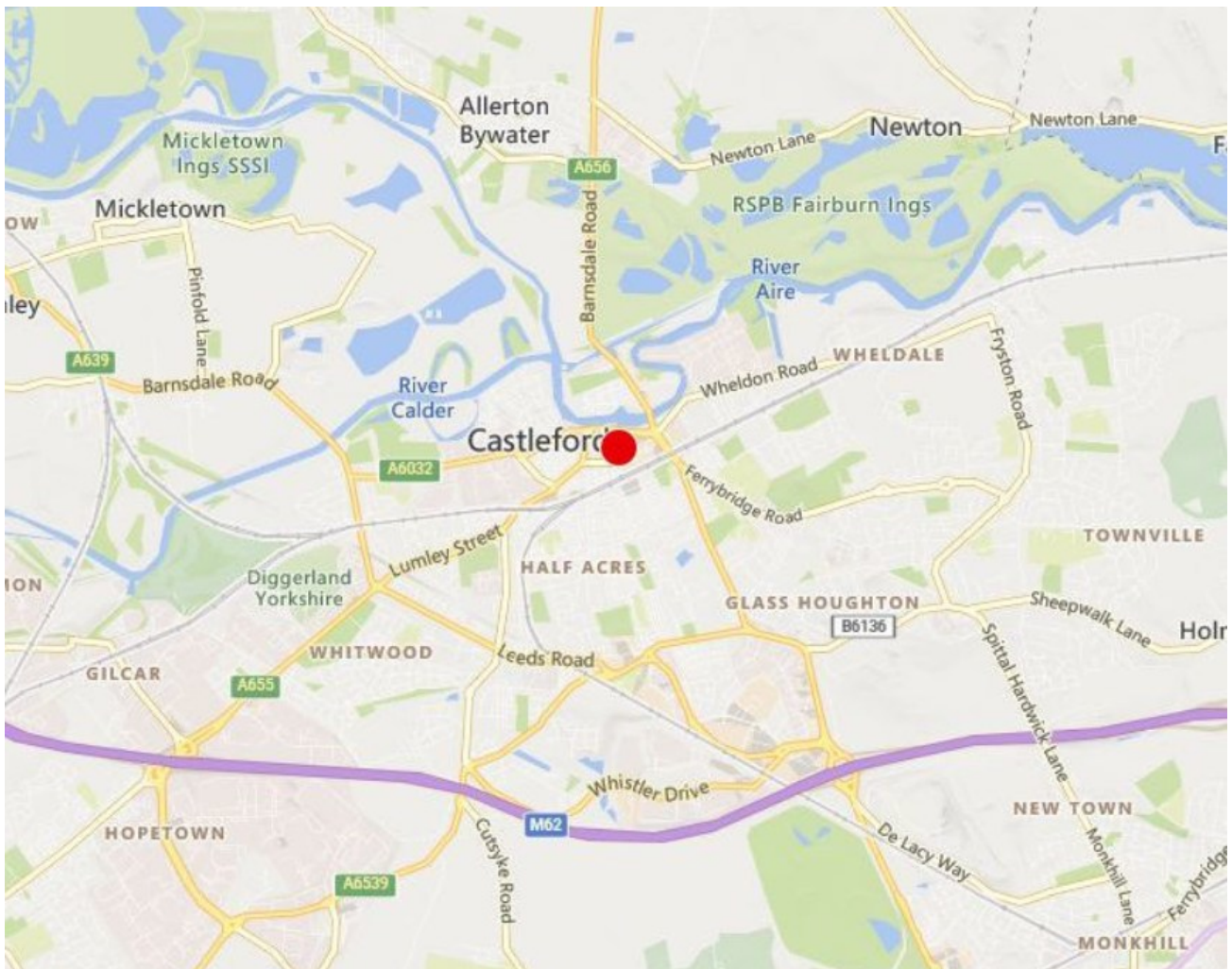
The accommodation is arranged over four floors and therefore the space could easily be utilised by two individual businesses.

The lower ground floor is currently utilised as storage with the ground and upper floors set up as office space.

The accommodation is mainly individual offices but could easily be adapted to suit various businesses. The property benefits from having gas central heating.

LOCATION

The property is situated on Wesley Street which is just off Carlton Street in the centre of Castleford being less than a couple of minutes walk to the main retail areas. This part of the town centre benefits from having excellent public car parking and is very accessible to the road network with the M62 motorway just a short drive away.



ACCOMMODATION

Basement

29ft x 14ft 6in = 420 sq ft

Basement area - 420 sq ft

Ground floor

21ft 9in x 13ft 10in = 300 sq ft

7ft x 8in x 14ft 7in = 111 sq ft

5ft x 5ft = 25 sq ft

GF area - 435 sq ft

First floor

14ft x 12ft = 168 sq ft

10ft x 7ft = 70 sq ft

10ft x 7ft = 70 sq ft

14ft x 7ft = 98 sq ft

6ft 6in x 9ft = 85 sq ft

FF area - 491 sq ft

Second floor storage

13ft x 8ft = 104 sq ft

13ft x 8ft = 104 sq ft

SF storage area - 208 sq ft

Total net internal area = 1,554 sq ft



Ground floor



Basement

SUMMARY

PRICE	£175,000
RATEABLE VALUE	£6,700
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
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 July 2026 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.