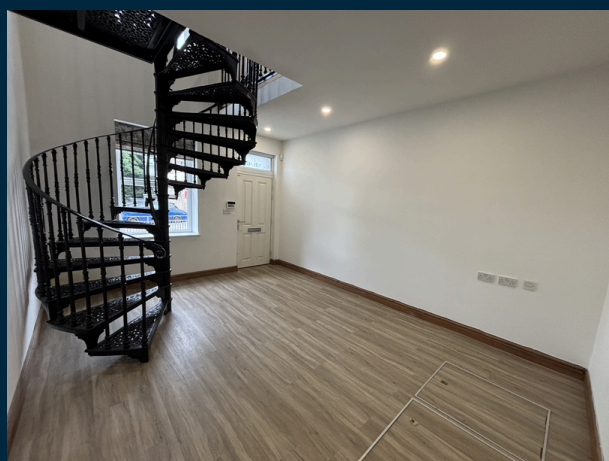


COMMERCIAL PREMISES TO LET



3 CLUNTERGATE, HORBURY, WAKEFIELD, WF4 5AF



- 652 sq ft (61 sq m)
- Luxury fixtures and fittings throughout
- Suitable for a variety of uses
- Gas central heating
- Feature open spiral staircase
- Superb location in the heart of Horbury town centre
- Ample free car parking nearby

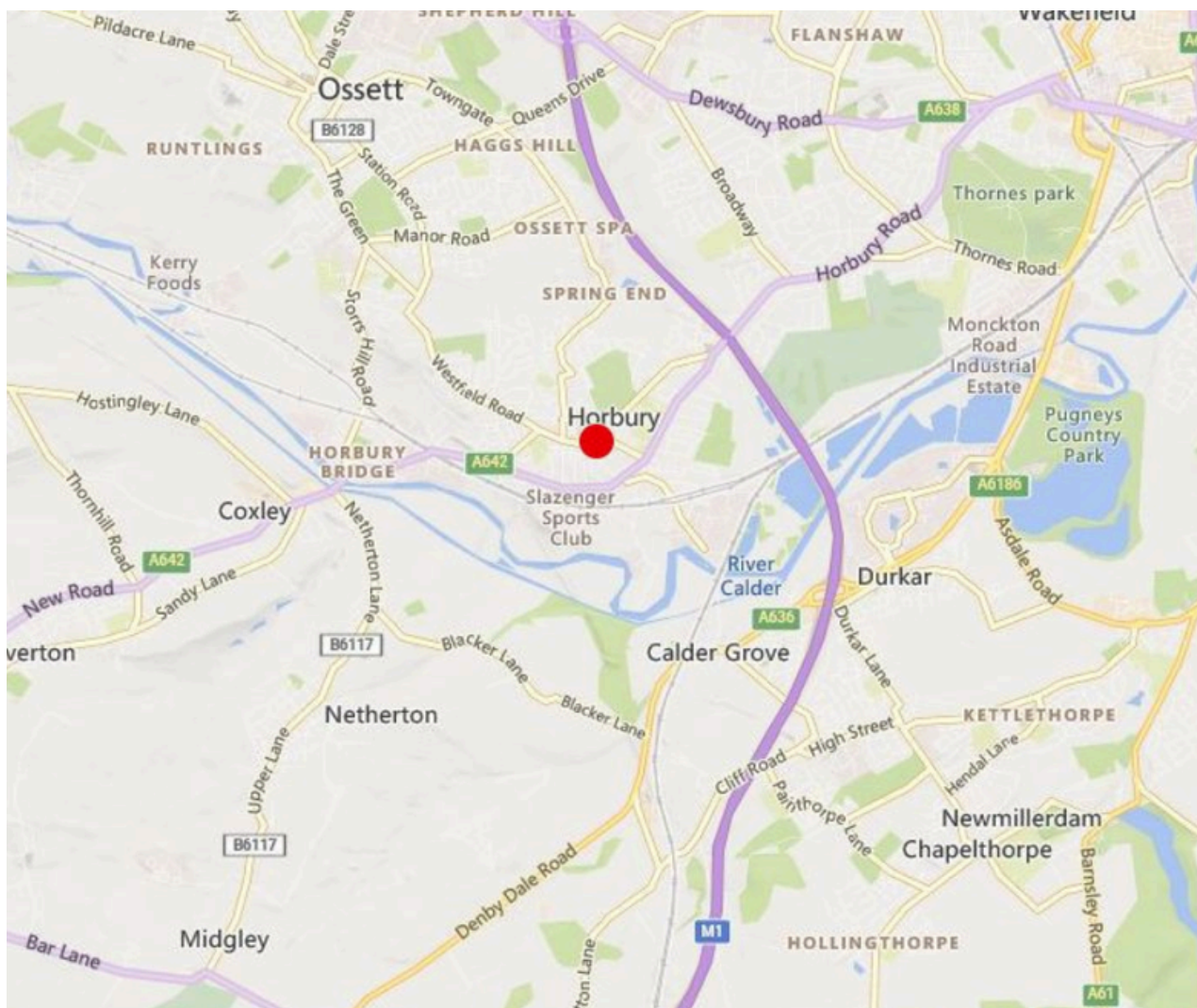
DESCRIPTION

This is a superbly presented open plan space which could easily be adapted to create professional business space to suite a variety of commercial uses.

The ground floor area is divided into two main areas with Wc/shower facilities off. A feature spiral staircase leads to the first floor which is open plan and benefits from having ample natural light.

LOCATION

The property occupies a very prominent trading position in Horbury being situated between Cluntergate and New Road close to the junction with Twitch Hill. Horbury town centre is always very popular and benefits from having ample free car parking and is of course convenient for neighbouring Wakefield and the M1 motorway.



ACCOMMODATION

Ground Floor

Front Section - 15ft 7in x 12ft = 187 sq ft
Rear Section - 13ft 9in x 14ft = 193 sq ft
Plus shower room with Wc facilities

First Floor

Front Section - 16ft x 12in = 192 sq ft
Rear Section - 13ft x 12ft = 156 sq ft
(minus staircase)

Total Net Internal Area 671 sq ft (60 sq m)
(Staircase removed)

SUMMARY

RENT	£10,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£5,600
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	TBC

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 September 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.