

For Sale



Kinsley

25-27 Wakefield Road, WF9 5EB

Ground Floor: 688 sq ft (64.2 sq m)

Price: OIRO £120,000

Freehold For Sale with Vacant Possession

Location & Description:

- **Freehold for sale with Vacant Possession**
- **Ground floor shop (former betting office with sui generis use) & self-contained upper floors (previously used as residential accommodation) which benefit from their own separate access to the side of the property.**
- **The subject premises are located on Wakefield Road, the main route between Hemsworth & Kinsley. The property occupies a end-terrace position of a small parade of shops.**
- **The property also benefits from an outdoor area at the rear.**

Demise:

Ground Floor 688 sq ft (64.2 sq m)

First Floor Not measured

Price:

Offers in the region of £120,000 for the freehold.

Tenure:

Freehold with vacant possession.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs

VAT:

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

Rating Assessment:

Rateable Value (April 2023) £6,100.

Interested parties are advised to contact the local business rates department. The flat on the upper floors are not included in this assessment.

Date Prepared:

January 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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