

For Sale



Kinsley

25-27 Wakefield Road, WF9 5EB

Ground Floor: 688 sq ft (64.2 sq m)

Price: OIRO £100,000

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 £100,000 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 2026) £5,600.

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:

Updated February 2026

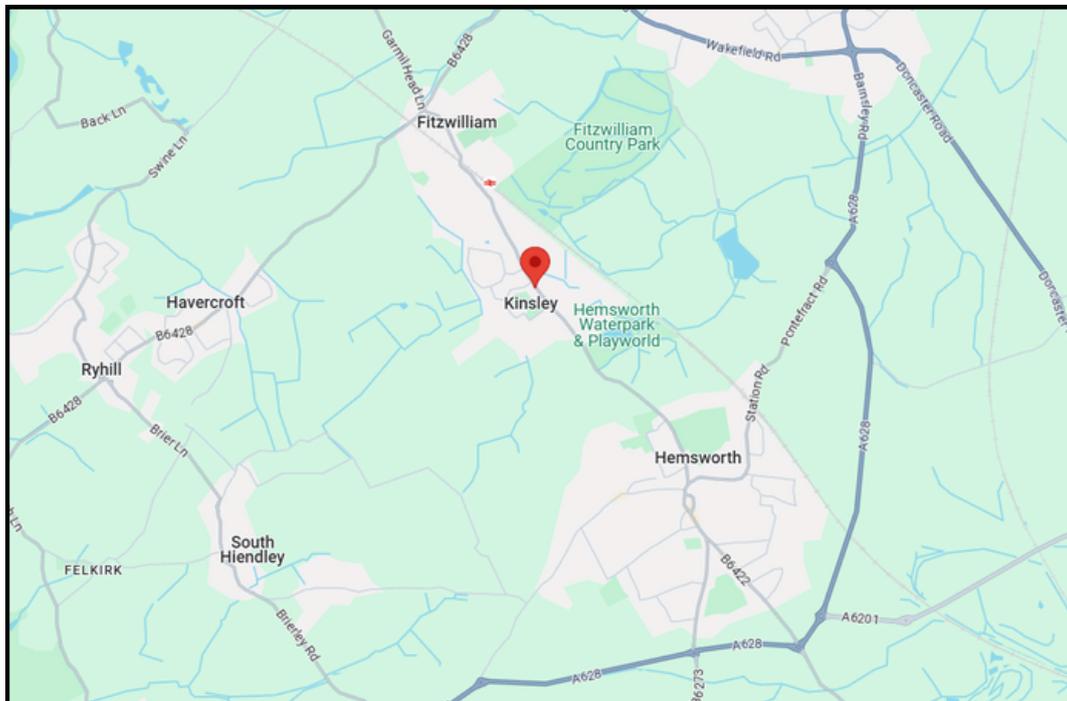
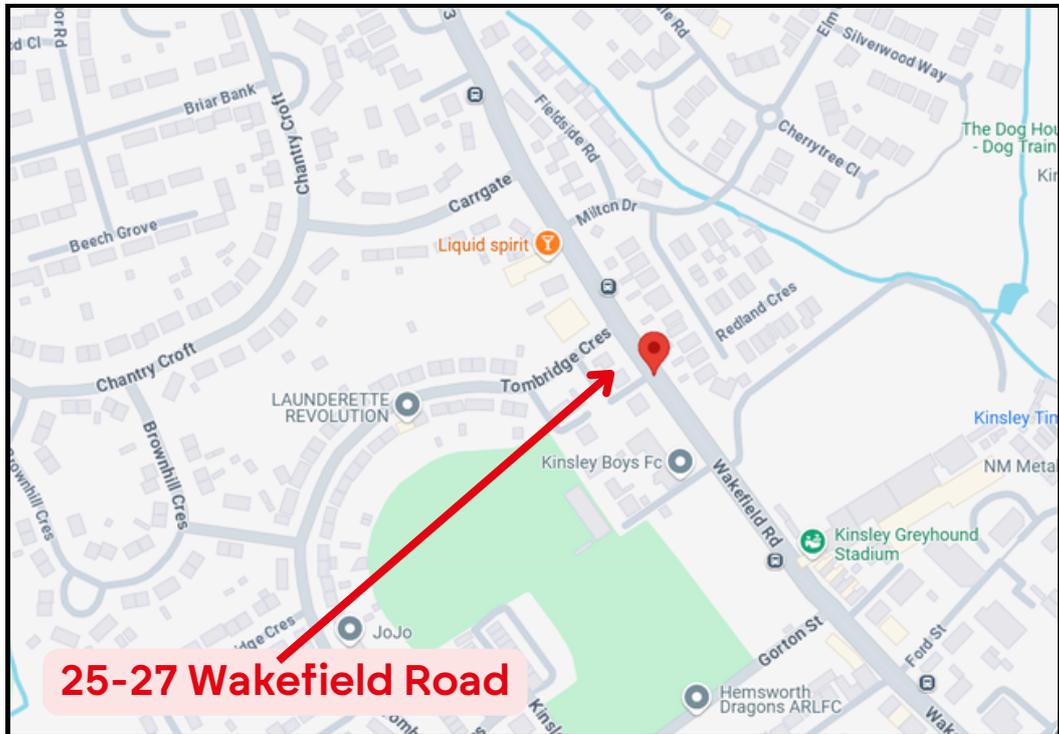
MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Kiera McLaughlin

07591 835776

kiera@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.