

**HIGH STREET PROPERTY / CLASS E****63 Leeds Barnsdale Road, Castleford WF10 5HT****Price: £60,000****Ground Floor Area****527 Sq ft / 49 Sq M****WITHDRAWN****Viewing Strictly through the sole selling agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)**

**FREEHOLD FOR SALE WITH VACANT  
POSSESSION - GROUND FLOOR SHOP WITH  
FIRST FLOOR \*\*\*REDEVELOPMENT  
POTENTIAL \*\*\*****Location:**

The subject premises are located fronting Leeds Barnsdale Road in Cutsyke, approximately 1.5 miles from Castleford town centre and 0.5 miles from the Asda and Glasshoughton.

This detached building has land to the side which may be suitable for parking and there is potential for redevelopment. There is an agreement place with Global for an advertisement hoarding on the front of the building. We have been advised that this can be terminated at anytime however further information is available upon request.

**Proposal:**

Offers in excess of £60,000

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	527	49
First Floor	not accessible	

**Tenure:**

Freehold with vacant possession

**Business Rates:**

The premises currently has a rateable value of £4,850. For further details visit Gov.uk or contact the business rates department at the local authority.

**EPC:**

Energy Performance Asset Rating - D

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

We have been advised by our client that the property is exempt from VAT.

**Date Prepared:**

March 2022

Subject to Contract

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