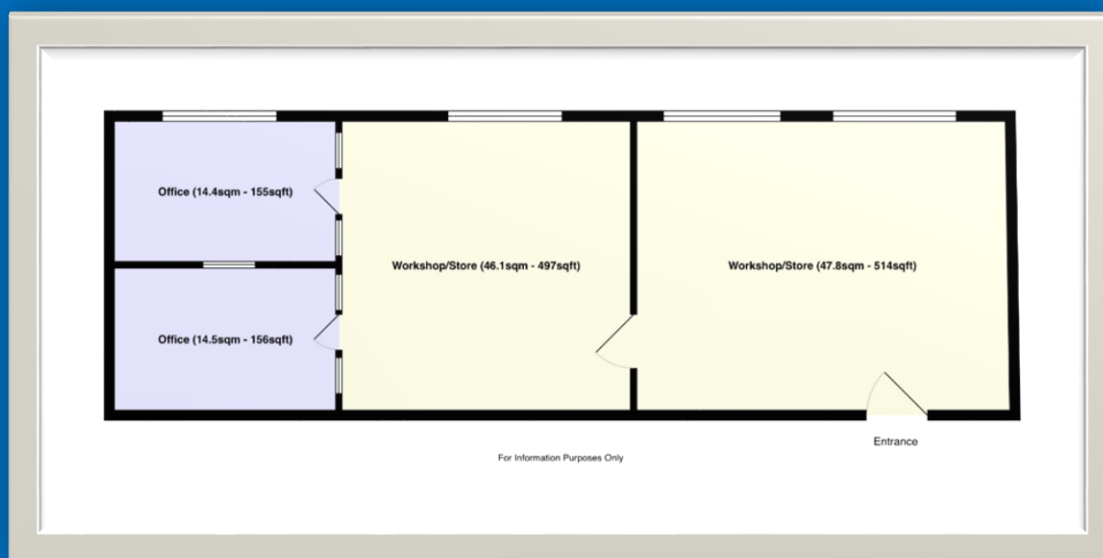


Workshop/Store at Northside Works Bank Wood Road, Stapleton Pontefract, WF8 3DD



- # Workshop/Store with Offices to Let
- # Semi-Rural but accessible location
- # Approximately 139m sq. (1490sq. ft)
- # Mains Electricity, Water and Drainage
- # Parking available on site subject to negotiation
- # Energy Performance Rating:

RENT
£10,000pax

Workshop/store, Northside Works, Bank Wood Road, Stapleton, Pontefract,
WF8 3DD

DESCRIPTION

Single storey workshop/store with offices situated in a semi-rural but accessible location. Gross internal floor area of approximately 139m sq. (1496ft sq.) which includes 2 x store/workshops and 2 offices plus own entrance and toilet facility. Parking is available on site.

ACCOMMODATION

Entrance leads to

Store/workshop 1 – 26ft 3in x 19ft 7in (8.01m x 5.97m)

Store/Workshop 2 – 24ft 3in x 10ft 6in (7.39m x 6.25m)

Office 1 – 15ft 6in x 9ft 11in (4.78m x 3.02m)

Office 2 (Store) – 15ft 6in x 10ft (4.78m x 3.05m).

OUTSIDE

Parking available (negotiable).

SERVICES

Mains Electricity, Water and Drainage.

RATES

To be agreed. The rateable value will be amended as it is currently assessed as part of the main building.

The business will benefit from small business rate relief, subject to the usual criteria. Purchasers should make their own enquiries in relation to Council Tax.

RENT Year 1: - £10,600 per annum exclusive.
Year 2: - £12,000 per annum exclusive.

EPC RATING

C: 59

VIEWING Strictly by prior appointment with the Agents

PLEASE NOTE

All room measurements are approximate and are taken to their widest parts. It is also believed that all the service connections and appliances that maybe included are in working order but a prospective purchaser should satisfy themselves prior to entering into a contract.

MISREPRESENTATION ACT

These particulars are intended as a guide only to prospective purchaser and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information contained therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Selling Agents, Abson Blaza Property Services.

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