

## 1 & 1a Station Road, Ossett, Wakefield, WF5 8AB

Auction Guide Price  
**£160,000**



### **AUCTION JULY 8<sup>TH</sup> WITH AUCTION HOUSE, WEST YORKSHIRE**

- # Former Bank Premises occupying a corner position in the Town Centre
- # Ground Floor potential retail (Subject to consent) together with basement
- # First Floor offices with separate access (potential flat subject to consent)
- # Ground Floor Extends to approximately 94sqm (1012ft sq.) GIA + basement
- # First Floor Extends to approximately 111sqm (1200ft sq.) GIA
- # Car Parking nearby
- # Energy Rating – Ground Floor F
- # Energy Rating – First Floor G

**1 STATION ROAD, OSSETT, WF5 8AB****DESCRIPTION**

A substantial stone built End Terrace Property being formerly Nat West Bank to the ground floor and it occupies a good corner position at the junction of Station Road onto Bank Street and overlooking the Town Centre Precinct. The ground floor has a gross internal floor area of approximately 94m sq. (1012ft sq.) plus a substantial basement area and the first floor has a gross internal floor area of approximately 111m sq. (1200ft.sq.). The offices can be separately accessed to the rear and the owner may consider separating the premises.

Ossett Town Centre has a variety of amenities in addition to a weekly market and there is good car parking around the town centre.

**The Accommodation comprises:**

**GROUND FLOOR**

**FRONT ENTRANCE** leads to **OPEN PLAN SALES AREA** which is approximately 60m sq. (645ft sq.).

**OFFICE:** - 6m sq. (64.6fts sq.)

**KITCHEN:** - 17.82m sq. (191ft sw.) with a range of base cupboard units and sink.

**CELLAR**

The cellar incorporates two storage rooms that extend to approximately 22.1m sq. (237.8ft sq.) in addition to the boiler room and male and female w.c.'s.

**SERVICES** All Mains Services are assumed to be connected and gas central heating is supplied by the 'Veisemann' gas combination boiler located in the cellar. The main sales area has the benefit of an air conditioning unit.

**1A STATION ROAD, OSSETT, WF5 8AB****GROUND FLOOR**

**ENTRANCE LOBBY** and **STAIRCASE** leads up to: -

**FIRST FLOOR****Landing**

**Office 1:-** 16ft 5in x 15ft 8in (5m x 4.8m)

**Office 2:** - 16ft 2in x 15ft 8in (4.9m x 4.8m)

**Bathroom:** - 8ft 9in x 6ft 11in (2.27m x 2.1m)

**Staff Room:** - 16ft 2in x 9ft 11in (4.9m x 3m)

**Office 3:** - 16ft 5in x 9ft 11in (5m x 3m)

**Store:** - 7ft 9in x 6ft 9in (2.4m x 2.1m)

**SECOND FLOOR**

**Store 1:** - 16ft 3in x 12ft 2in (5m x 3.7m)

**Store 2:** - 13ft 7in x 10ft 7in (4.1m x 3.2m)

**RATES**

The ground floor has a rateable value under the 2017 rating list of £13,500.

The first floor has a Rateable Value £7900 (2017 Rating List)

The uniform business rate for 2017/18 is 46.6p

Rating Authority Wakefield MDC

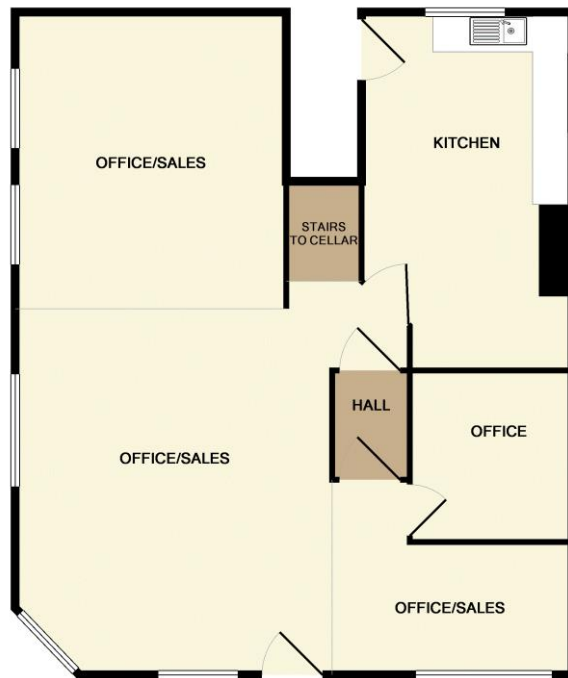
*Small Business Rate Relief is available for properties with a RV up to £12,000) subject to conditions)*

**ASKING PRICE**

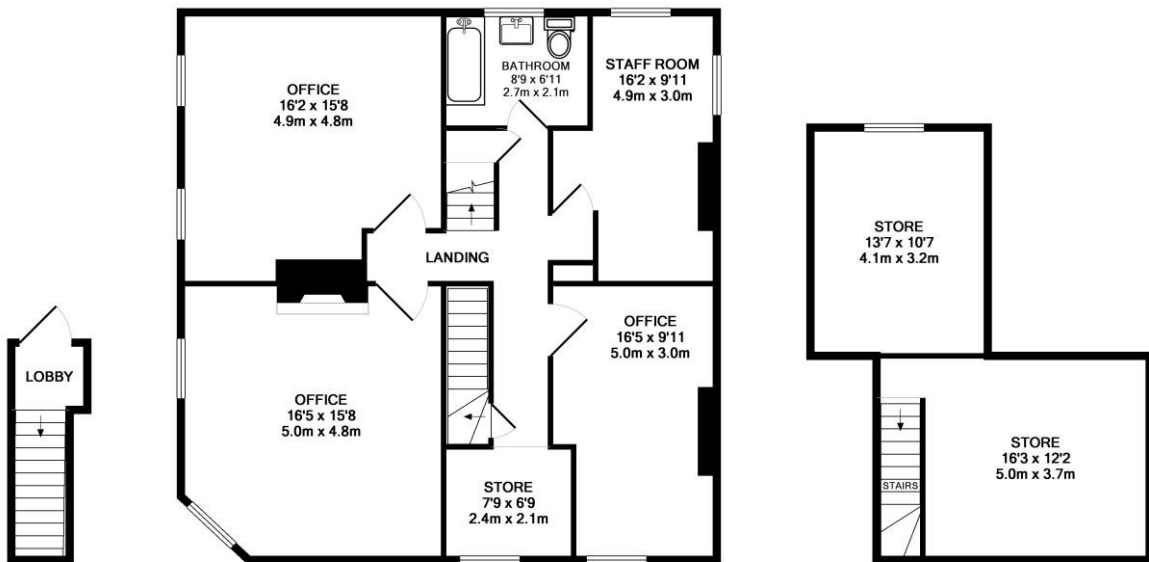
Auction Guide Price £160,000

**VIEWING**

Strictly by prior appointment with the Agents



Measurements are approximate. Not to scale. Illustrative purposes only  
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GROUND FLOOR

1ST FLOOR

2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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**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.

**“Selling houses by Experience”**