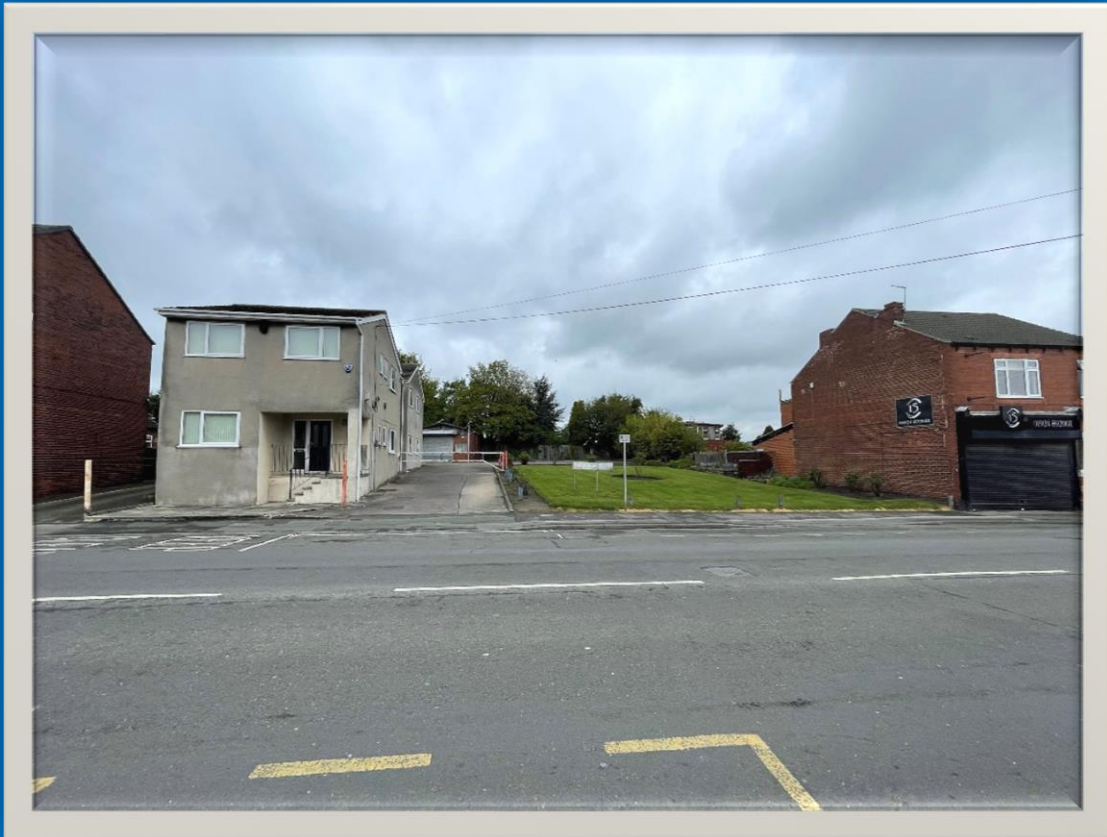


**9-11 Castleford Road,
Normanton, WF6 2DP**



- # A site extending to approximately 0.6 acres
- # Residential Development Opportunity
- # Two Storey Office Building – GIA 204m sq. (2197ft sq.)
- # Garage 77m sq. (833ft sq.)
- # Store/Workshop 29m sq. (316ft sq.)
- # Ample Car Parking and additional grassed Land fronting onto Main road and enclosed land behind garage.
- # Energy Rating TBA

GUIDE PRICE**£495,000**

DESCRIPTION

We are pleased to offer for sale this site that extends to approximately 0.6 acres in total which includes a Detached Two Storey Office Building with a gross internal floor area of approximately 204m sq. (2197ft sq.) which includes a number of separate offices, kitchen and w.c.'s. The accommodation has UPVC double glazed windows, and the benefit of gas fired central heating. In addition, there is a brick built detached garage and workshop. The garage has a gross internal floor area of 77m sq. (833ft sq.) and the workshop 29m sq. (316ft sq.). The front of the garage has a roller entrance door with a height of approximately 2.97m and a width of 3.67m and includes a small kitchenette and w.c.

With the office building located to the front left hand corner of the site, it enjoys a wide frontage onto the main road which includes a grassed area with a level concrete car park to the rear.

The site is well positioned only a short distance from the town centre and is within easy reach of the M62 motorway (junction 31).

The site has previously had outline planning permission in 2013 (ref: 13/02037/OUT) for six residential dwellings.

The Accommodation comprises: -

The ground floor has a recessed entrance that leads to a Reception and a Kitchen and then the internal corridor provides access to Four separate Offices.

The first floor also has a single corridor that can be accessed from two staircases and has Four separate Offices, storage cupboards and Two w.c.'s.

FLOOR AREAS

Ground Floor: 99.5m sq. (1071ft sq.).

First Floor: 104.5m sq. (1126ft sq.).

Garage: 77.4m sq. (833ft sq.)

Store: 2.4m sq. (316ft sq.).

TENURE

We are advised that the site is Freehold.

RATES

From our enquiries on the Valuation Office Agency Website, the premises currently have a rateable value under the 2017 rating list of: -

Office: - £12,250

Garage/Outbuildings: - £4,500

VAT

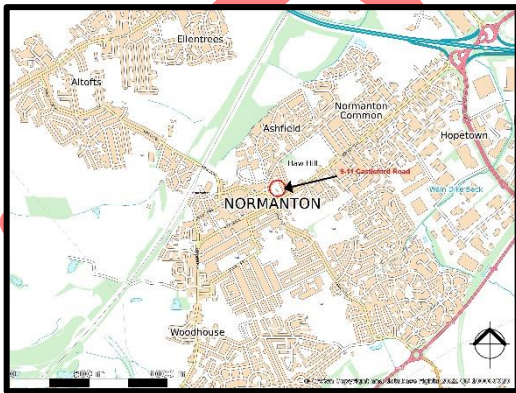
We understand that the purchase price is not subject to VAT.

ASKING PRICE

Guide: £495,000.

VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.



DRAFT