

**73 Cow Lane, Havercroft,  
Wakefield, WF4 2EX**



- # For Sale due to retirement
- # Double Fronted Single Storey Retail (former Hairdressers)
- # Gross internal floor area of 44m sq. (473ft sq.)
- # Shop area 33.8m sq. (364fts sq.) plus store and separate w.c.
- # Situated centrally within the village along a small parade
- # Energy Rating (To Follow)

**GUIDE PRICE**

**£80,000**

73 Cow Lane, Havercroft, WF4 2EX - May 2022

## DESCRIPTION

We are pleased to offer for sale this double fronted single storey Retail Unit which is due to retirement. The property is situated within the heart of the village and could be suitable for a variety of uses subject to consents but has in recent years been used as a Hair Salon. The property has a UPVC double glazed frontage with security shutter and has a gross internal floor area of 44m sq. (473ft sq.) which includes 33.8m sq. (354ft sq.) of shop or retail space, plus a store room and separate w.c.

The Accommodation comprises: -

Front Salon 6.5m x 3.53m plus 3.71m x 2.96m with worktops along one side and two wash basins with wall mounted electric heaters

Separate store and w.c. which has a low flush suite and corner wash basin.

Outside there is a yard at the rear.

## Services

Mains Electricity and water are understood to be connected.

## TENURE

The property is being sold Freehold with vacant possession. We have not made any enquiries with the Land Registry.

## RATES

The Rating Authority is Wakefield District Council and the Rateable value under the 2017 rating list is: -

## VIEWING

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

### NOTE TO PROSPECTIVE PURCHASERS:

#### Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

#### Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

#### Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

#### Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property

