

**53 Front Street, Glasshoughton,
Castleford, WF10 4QF**



- # Inner Terrace Shop and Upper Floor
- # Main Road Position with Parking at Front
- # Suitable for a variety of uses, subject to consent.
- # Gross Internal 50.3m sq. (541.7ft sq.)
- # Energy Rating 'D'

GUIDE PRICE**£70,000**

53 Front Street, Glasshoughton, Castleford - July 2022

DESCRIPTION

We are pleased to offer for sale this Inner Terrace Property that occupies a good main road location where there is a parking layby to the front. It could be suitable for a variety of uses, subject to consent, and has a ground floor retail potential and upper floors where there is a w.c.

ACCOMMODATION

GROUND FLOOR

FRONT SALES: - 12ft 6in x 11ft 10in (3.82m x 3.62m) with a tiled floor.

REAR SALES: - 9ft 6in x 8ft 11in (2.9m x 2.73m) with a tiled floor and store cupboard under stairs. Rear Entrance.

Staircase up to: -

FIRST FLOOR

FRONT OFFICE: - 12ft 7in x 12ft (3.85m x 3.65m) with wall mounted electric heater.

KITCHEN: - 8ft 1in x 4ft 9in (2.4m x 1.46m)

W.C.: - 6ft 7in x 3ft 10in (2.01m x 1.18m)

OUTSIDE

There is a small yard to the rear that we are advised can be accessed across the yard to the neighbouring properties (to be confirmed).

SERVICES

Mains Electricity, Water and Drainage are all assumed to be connected. None of the services have been tested and a potential purchaser should make their own enquiries.

RATES

Wakefield MDC

Under the 2017 Revaluation, the property has a rateable value of £2,200. Potential occupier may have the benefit of claiming small business rate relief which would be subject to conditions.

ASKING PRICE

£70,000

VIEWING

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



For Identification Purposes Only

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