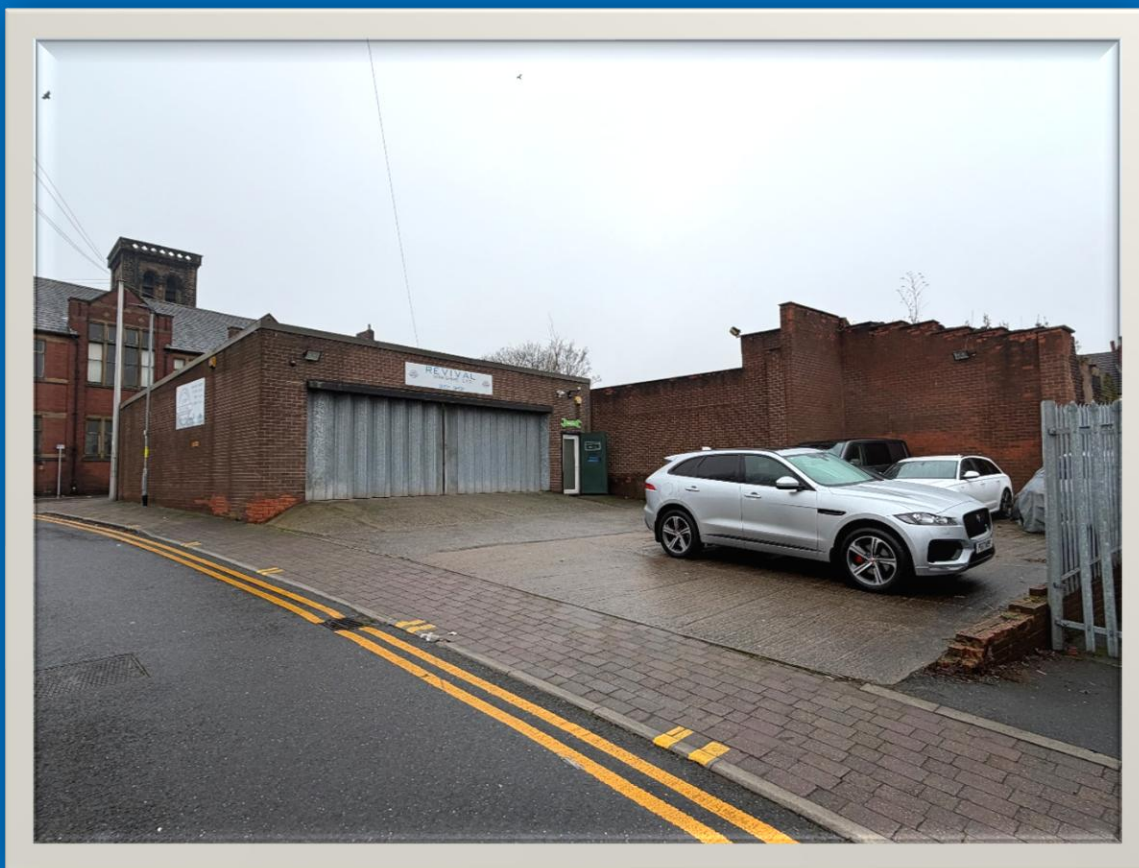


**Rectory Street,
Castleford, WF10 1ET**



- # Available to rent, subject to Lease
- # Single storey former MOT/Garage
- # Gross Internal Area (approx..) 152m sq. (1636ft sq.)
- # Incorporates an office, store and w.c.
- # Inspection pit to floor and air compressor
- # Forecourt to the front
- # Energy Rating E

Rent
£20,000pa

DESCRIPTION

We are pleased to offer available for rent, this single storey Industrial/Garage Unit formerly used as an MOT Testing Station and is situated in an established location a short distance from the town's centre. The single storey building has a gross internal floor area of approximately 152m sq. (1636ft sq.) and is accessed through metal folding doors to the front. The building incorporates an office with a separate access to the front, stores and a w.c. There is an inspection pit in the main building and the accommodation also includes an air compressor and a monitored alarm system (on request- subject to conditions).

ACCOMMODATION

MAIN WORKSHOP: - 47ft 3in x 34ft 10in (14.4m x 10.6m) gross internal.

W.C. 5ft 8in x 3ft 5in (1.74m x 1.05m) with tiled walls and floor, low flush w.c. and washbasin with electric water heater.

STORE: - 8ft 5in x 5ft 10in (2.58m x 1.79m).

OFFICE: - 17ft 10in x 5ft 9in (5.44m x 1.76m)

STORE: - 5ft 9in x 5ft 2in (1.75m x 1.58m).

OUTSIDE

There is a forecourt area to the front that provides good off-street parking with a storage area to the rear.

SERVICES

Mains Electricity, Water and Drainage are all understood to be connected and a 3 phase electricity supply is inside the main workshop.

Air compressor included.

None of the services have been tested and a potential purchaser should make their own enquiries.

LEASE TERMS

New lease terms are available subject to negotiation.

RATES

The property has a rateable value as at the 2017 rating list of £7,900. This will increase to £10,500 from the 1st April 2026.

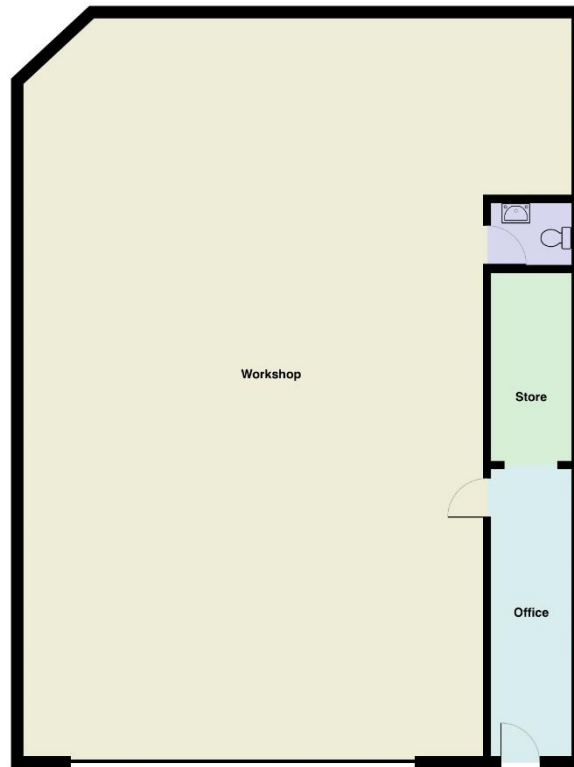
Potential occupier may have the benefit of claiming small business rate relief which would be subject to conditions.

ASKING PRICE

£20,000 per annum

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