

204 Holywell Lane, Castleford, WF10 3HH



- # Ground Floor Retail & Storage Unit for Sale
- # Approximately 208m sq. (2247ft sq.)
142m sq. (1529ft sq.) to the ground floor
- # Includes w.c.
- # Includes off street parking
- # Energy Rating 'E'

Price

£165,000

204 Holywell Lane, Castleford, WF10 3HH - December 2023

Description

We are pleased to offer for sale this Shop and Storage Unit that could be suitable for a variety of uses subject to the necessary consents. With an overall floor area of approximately 208m sq. (2247ft sq.) which is laid out over two floors with 142.08m sq. (1529ft sq.) to the ground floor that includes a w.c. The property stands at the busy junction of Holywell Lane and Fryston Road. The front sales area has an internal floor area of approximately 123.5m sq. (1329ft sq.). There are metal security shutters to the front windows.

The Accommodation comprises

FRONT SALES: - 52ft 9in x 25ft 7in (16.07m x 7.69m) average and overall.

REAR STORAGE: - 20ft 11in x 9ft 1in (6.39m x 2.78m)

W.C. 6ft 1in x 4ft 7in (2.55m x 1.85m)

FIRST FLOOR: - 28ft 2in x 24ft 10in (8.82m x 7.57m)

OUTSIDE: - There is a driveway to the side that provides an area of off-road parking.

SERVICES

Mains Electricity, Water and Drainage are all understood to be connected but a prospective purchaser should make their own enquiries.

TENURE

We are advised that the property is Freehold and would be sold with vacant possession.

RATEABLE VALUE

Under the 2023 Rating List - £9,100.

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