

**5 & 7 Bank Street,
Hemsworth, WF9 4JX**



- # Good Town Centre Location
- # Two Large/spacious Retail Units (1 being a former Bank)
- # Self contained 3 bedroom First Floor Flat
- # Gas central heating to the flat and former bank
- # Energy Ratings
 - No. 5 – C
 - No. 7 – D
 - No. 7a - E

FOR SALE**£425,500**

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Description

Potential Investment Opportunity to acquire the freehold of this Detached Building that comprises of two spacious shops (one being former Barclays Bank) and a self contained three bedroom first floor flat with a gross internal floor area of approximately 813m sq. (8751ft sq.). Occupying a prominent position with the Town Centre and close to car parking.

No. 7 has a gross internal area of approximately 331m sq. (3584ft sq.) and No. 5 has a gross internal floor area of approximately 391.3m sq. (4212ft sq.).

Both the units and flat has the benefit of heating.

Suitable for a variety of uses (subject to consent).

RATES AND COUNCIL TAX

No. 5 - £26,000 under the 2023 Rating List

No. 7 - £17,000 under the 2023 Rating List

No 7a – Band A

SERVICES

All Mains Services are available. Potential purchasers should make their own enquiries.

TENURE

Freehold with vacant possession.

VIEWING

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

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FLOORPLAN

No. 7 & First Floor Flat



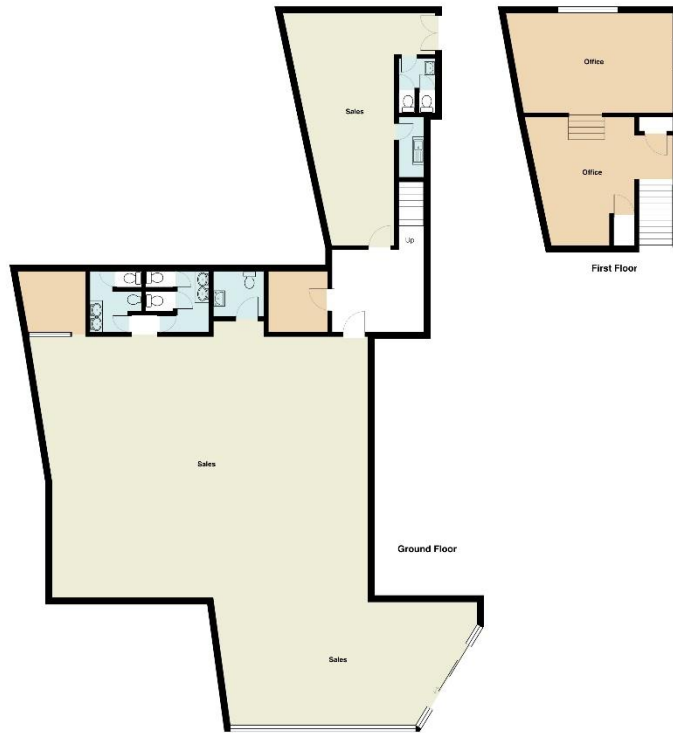
Ground Floor



First Floor

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No. 5

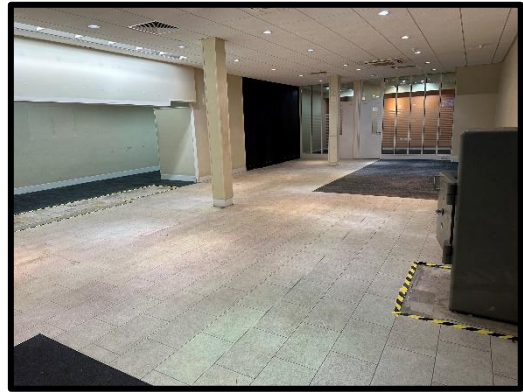


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No. 5



No. 7



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 Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.