

WORKSHOP/OFFICES AND LAND
POSSIBLE DEVELOPMENT OPPORTUNITY

FREEHOLD FOR SALE



DALE STREET GARAGE, DALE STREET OSSETT, WF5 9HE

- 2,303 sq ft / 214 sq m
- 0.25 acres / 0.10 hectares
- Would suit a number of development opportunities
- Very prominent roadside position
- Close to town centre

DESCRIPTION

This is a former garage with good forecourt parking, workshops and offices on a rectangular site totaling 0.25 acres. This is therefore ideal for a variety of uses and may even prove ideal as a redevelopment site for either commercial or residential use, subject to gaining the necessary planning permission.

LOCATION

The site occupies a very visible main route position fronting onto Dale Street nearly opposite the fire station and is within walking distance of the bus station and the town centre. Junction 39 of the M1 motorway is just a few minute drive away.



ACCOMMODATION

Reception Area	-	14ft 9in x 8ft 7in (max) = 126 sq ft
Kitchen	-	6ft 10in x 5ft 9in = 39 sq ft
Small Office	-	10ft 8in x 6ft 7in = 70 sq ft
Rear	-	6ft x 4ft 4in = 26 sq ft
Main Office	-	29ft 6in x 13ft = 383 sq ft
Corridor to rear	-	29ft 6in x 3ft 6in = 103 sq ft
Store	-	17ft x 10ft = 170 sq ft
Garage (front)	-	18ft x 15ft 8in = 281 sq ft
Workshop (1)	-	28ft 3in x 19ft 6in = 550 sq ft
Workshop (2)	-	28ft 6in x 19ft 6in = 550 sq ft

Total area = 2303sq ft

FREEHOLD PRICE

£395,000

SERVICE CHARGE

A service charge is collected and is currently running at approximately £1,000 per annum .

RATES

We understand from the VOA website that the property has a rateable value of £12,750 from 1st April 2023. The rates payable is calculated by applying the current small business rates multiplier of 49.9 p. Interested parties are advised to confirm the above figures with the local authority.

SMALL BUSINESS RATES RELIEF

Subject to eligibility businesses occupying a property with a rateable value of £12000 and below will receive 100% relief between £12000 and £15000 they will receive tapered relief.

For more information please contact the local authority on 01977 727121.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All prices quoted are exclusive of VAT which will be charged in addition at the standard rate where applicable.

VIEWING

Strictly by prior appointment with sole agents Vickers Carnley where Lee Carnley or Emily Rogerson will be pleased to assist. Please call our office on 01924 291500 to arrange a viewing.

SITE AREA

Approximately 0.25 acres.



EPC

This property is currently awaiting an EPC assessment.

GENERAL INFORMATION

- All measurements, areas and distances quoted are approximate only.
- Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
- Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
- Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 - All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
- These particulars were updated March 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.