

FORMER LIBRARY PREMISES FREEHOLD FOR SALE

Vickers
carnley



Former Ossett Library, 15 Station Road, Ossett, WF5 8AB

- 5,812 sq ft / 544 sq m
- Mainly open plan layout
- Redevelopment opportunity
- Would suit a variety of uses
- Useful basement area
- Centrally located



DESCRIPTION

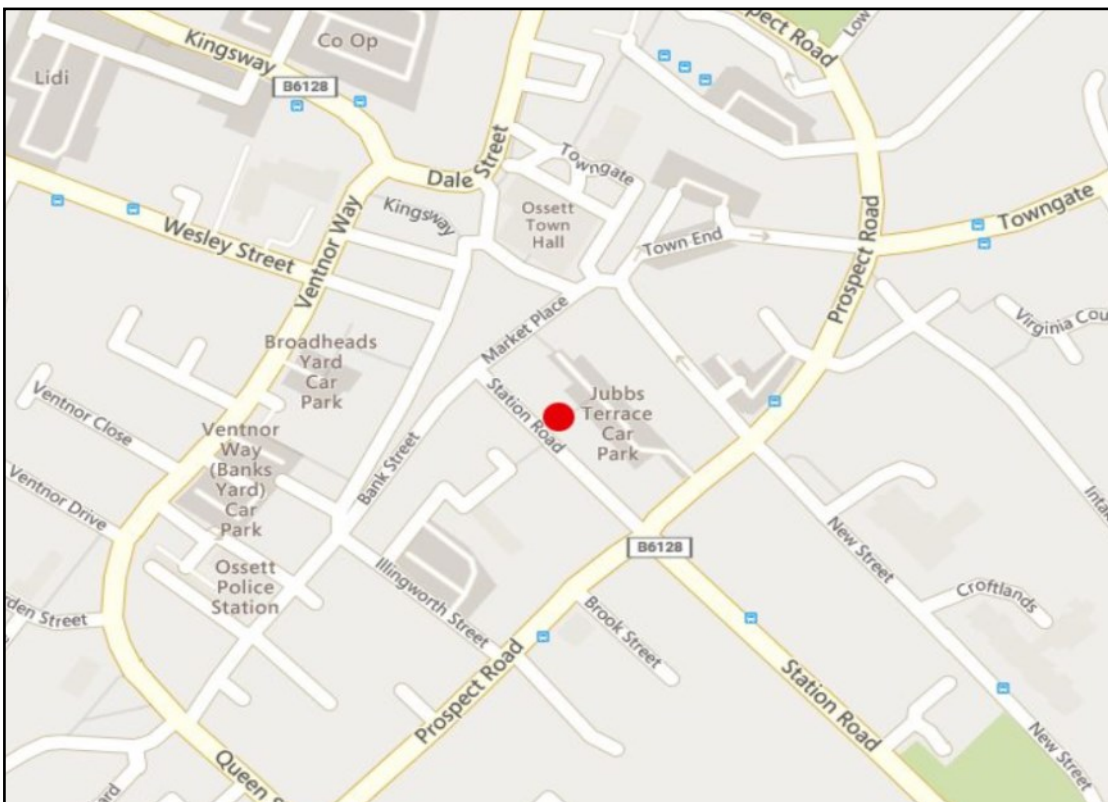
This now vacant former public library offers mainly open plan accommodation over the ground and first floor areas with a very useful basement. Wc facilities are situated on all floors, including the basement areas. Internally, the accommodation is offered in a shell form ready for redevelopment.

The car parking sign, ticket machine and lamp post to the rear, within the title boundary, will need moving by the Council with a time line to be confirmed.

This really is a unique opportunity to acquire one of Ossett's landmark properties with ample commercial potential.

LOCATION

This is arguably one of Ossett's premium commercial locations fronting onto Station Road and close to the market precinct area. This is therefore a very accessible location in the Town centre and is just a short drive away from neighbouring Horbury and Junction 40 of the M1 Motorway.



ACCOMMODATION

Ground floor

97ft x 33ft = 3,201 sq ft

First floor

34ft 6in x 19ft = 655 sq ft

35ft 6in x 20ft 4in = 721 sq ft

44ft 9in x 19ft 2in = 850 sq ft

11ft x 35ft = 385 sq ft

Total gross area = 5,812 sq ft (544 sq m)

Plus useful basement area

SALE PRICE

Offers in the region of £300,000

RATES

We understand from the VOA website that the property is awaiting assessment. 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.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT will be charged in addition at the standard rate.

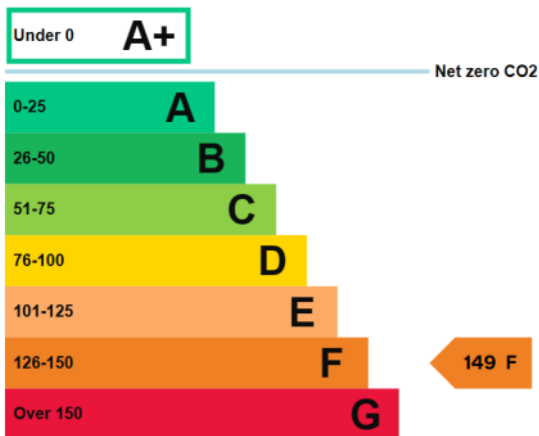
VIEWING

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



Energy rating and score

This property's energy rating is F.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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 February 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.