

# GARAGE/WORKSHOP & LAND FREEHOLD FOR SALE



65a Lee Moor Road, Stanley, Wakefield, WF3 4EF



- 4,545 sq ft (422 sq m)
- Total site area 0.42 acres
- Potential redevelopment site
- Would suit a variety of commercial uses
- Secure location
- Open plan work space
- M62 motorway just a short drive away

## DESCRIPTION

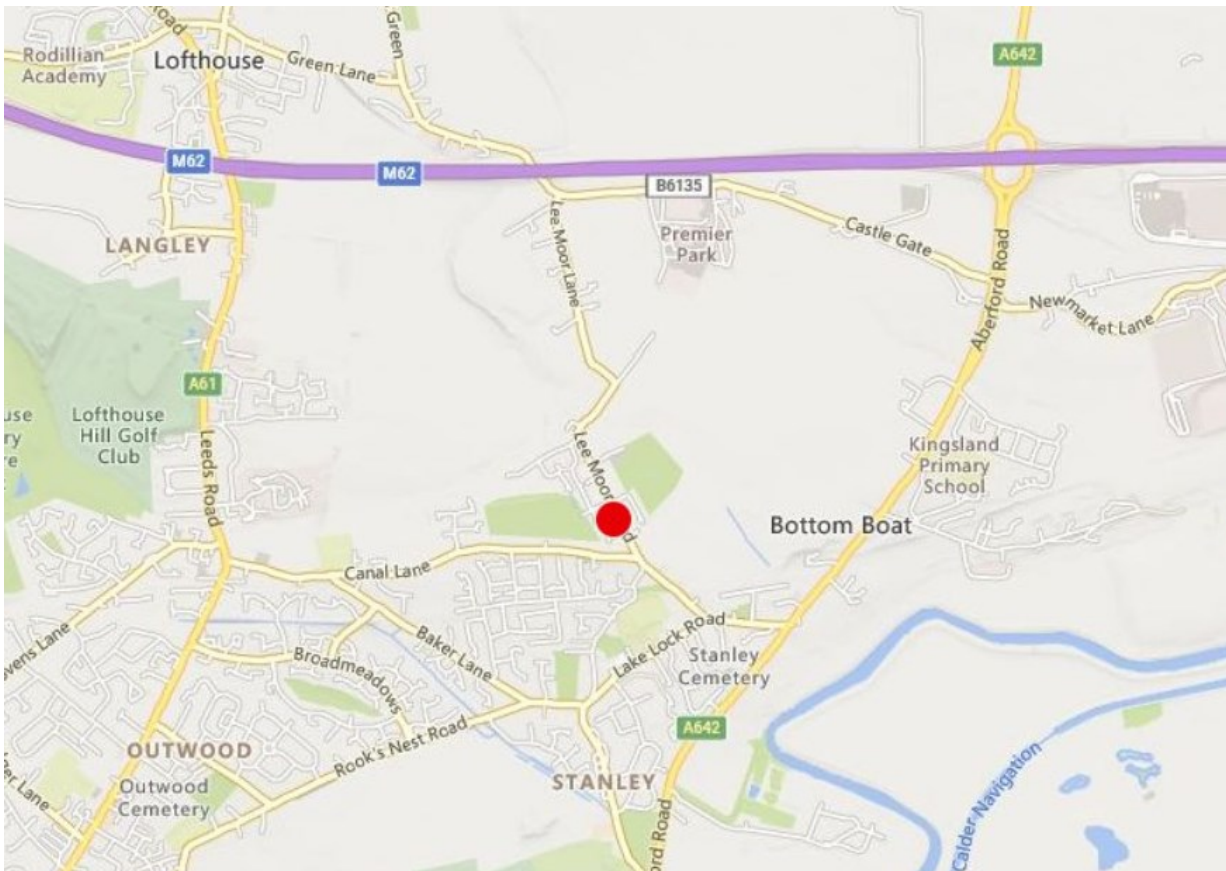
This is a rare opportunity to acquire a garage and workshop with substantial yard space and developable land subject to gaining the necessary planning permission.

The buildings offer substantial garage space divided into three sections with a reception office/Wc to the front. The main workshop is accessed via a roller shutter door.

While the site is currently utilised as garage space, the premises could easily be adapted to suit a variety of commercial uses subject to planning.

## LOCATION

The premises occupy a convenient location but with the privacy often required for a commercial business. The M62 motorway, Leeds and Wakefield are all within a short drive away.



## ACCOMMODATION

Reception - 18ft x 16ft = 288 sq ft

Main garage - 53ft 6in x 47ft = 2,514 sq ft

Rear workshop - 70ft x 19ft 6in = 1,365 sq ft

Rear store - 21ft x 18ft = 378 sq ft

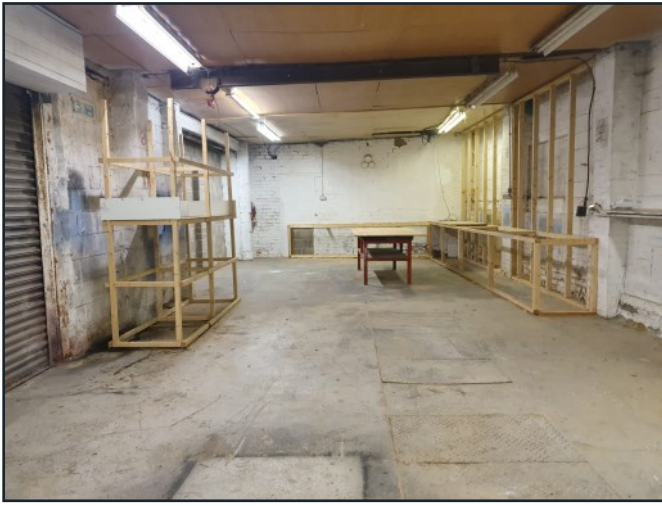
**Total area = 4,545 sq ft (422 sq m) Includes Wc and kitchen facilities**



**SITE AREA**

**0.42 Acres (which includes the building.)**





## SUMMARY

<b>PRICE</b>	£675,000
<b>TENURE</b>	Freehold
<b>RATEABLE VALUE</b>	Unit 1 65a Lee Moor Road - £12,250 Unit 2 65a Lee Moor Road - £11,250 Unit 3 65a Lee Moor Road - £8,400
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	D-83

## VIEWINGS & FURTHER ENQUIRIES



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### 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 or 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 created June 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.