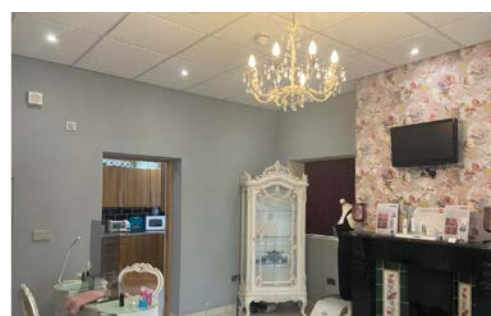




# BARKERS

OPENING DOORS FOR YOU



**258 Oxford Road**

Gomersal, BD19 4PY

**£210,000**

# Property Description

## PROPERTY DETAILS

Offered for sale is this superb commercial premises currently being utilised as beauty rooms and a spa but would suit a variety of commercial uses. Formerly a three bedroomed residential dwelling and could easily be converted back subject to the necessary consents and occupies a floor area of approximately 135.83 sq m / 1462 sq f over three floors. The property occupies a prime high street location in the popular village of Gomersal and has a forecourt area to the front with a disabled ramp leading to the front entrance and a parking space at the rear.

## GROUND FLOOR

Entrance/reception - 4.58 sq m / 49 sq f

An external door leads into the entrance hall/reception area which has a staircase to the first floor landing. A door leads to the rear hall and there are salons to the left and right hand side.

Salon 1 ( left hand side) - 18.97sq m / 204 sq f

Salon 2 ( right hand side) 20.52 sq m / 221 sq f

Kitchen - 5.87 sq m / 61 sq f

Fitted with a range of wall and base units and an inset sink.

## Rear hall

Doors lead from the rear hall into the boiler room, W.C and out to the rear of the building. A staircase leads down to the basement.

W.C. - Offering disabled access and has a low flush W.C. and wash basin.

## BASEMENT

Spa room - 15.63 sq m / 168 sq f

With tiled walls and flooring and a Jacuzzi which will be remaining in the property. Useful store room

## FIRST FLOOR

Treatment room 1 9.99 sq m / 108 sq f

Treatment room 2 9.88 sq m / 106 sq/f

Tanning studio - 8.37 sq m / 90 sq f

Treatment room 3 - 9.08 sq m / 98 sq f

Treatment room 4 - 9.29 sq m / 100 sq f

## TOTAL FLOOR SPACE

Ground/first floor - 115.85 sq m / 1247 sq f

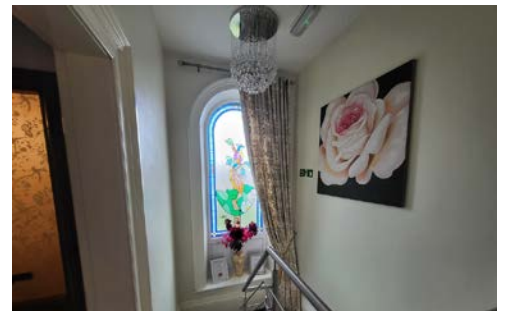
Basement - 19.97 sq m / 115 sq f

## RATES

The property is assessed for rates in the 2022 Rating List as shop and premises at £10,500.

## VAT

We understand that the property is not currently elected for VAT however the owner reserves the right to charge VAT should they choose to do so. All figures are quotes net of VAT.



All measurements are approximate and for display purposes only.  
No liability is accepted by either the agency or the Property Solutions Ltd as to the exact measurements of the rooms.  
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