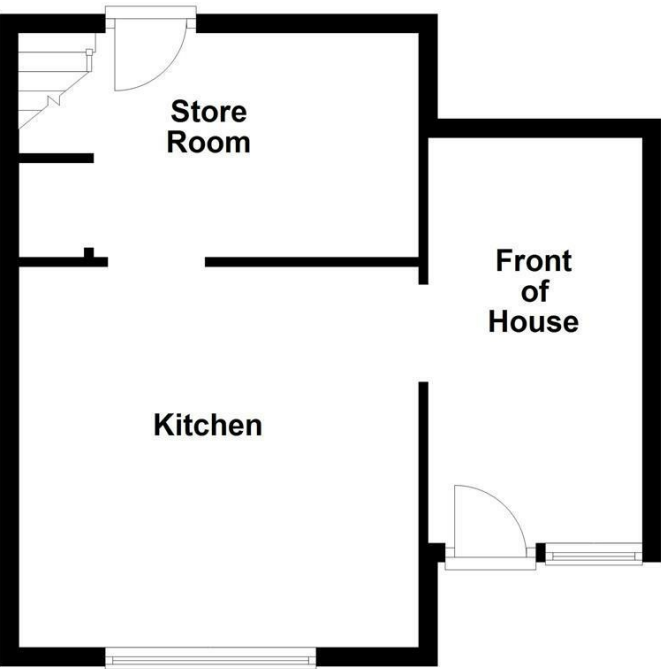




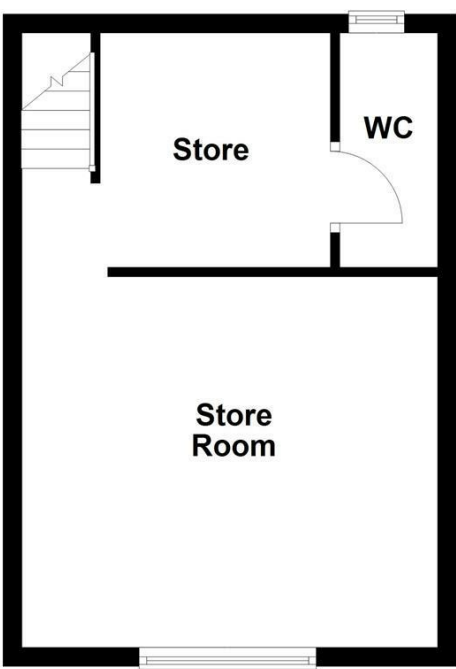
WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
01924 899 870 | 01977 798 844

Ground Floor



First Floor

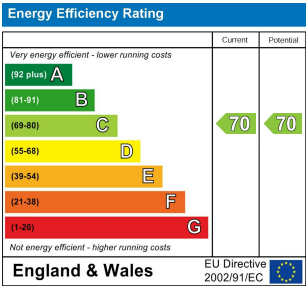


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**55 Lake Lock Road, Stanley, Wakefield, WF3 4HP**  
**For Sale By Modern Method Of Auction Freehold Starting Bid £200,000**

For sale by Modern Method of Auction; Starting Bid Price £200,000 plus reservation fee. Subject to an undisclosed reserve price.

An opportunity to purchase an established and detached takeaway business which has recently been refurbished and formerly operating as a pizza takeaway benefitting from extensive kitchen equipment and boasting further potential to extend and develop, subject to consent. Offered for sale with no chain and vacant possession, located in a prime position on Lake Lock Road enjoying good road frontage.

The detached property is of brick built construction and fully rendered with accommodation over two floors with a single storey front of house counter area, large kitchen area and large storage/prep area to the rear. Stairs to the first floor lead to two further good sized store rooms and separate w.c. The property has extensive and high quality security cameras including ANPR and full alarm system.

The property is well placed to local amenities including shops and schools, situated within a busy village location with motorway access nearby.

Please note we believe this property is held under commercial use and therefore an application would be needed for a 'change of use' should the interested party wish to convert back to residential.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.



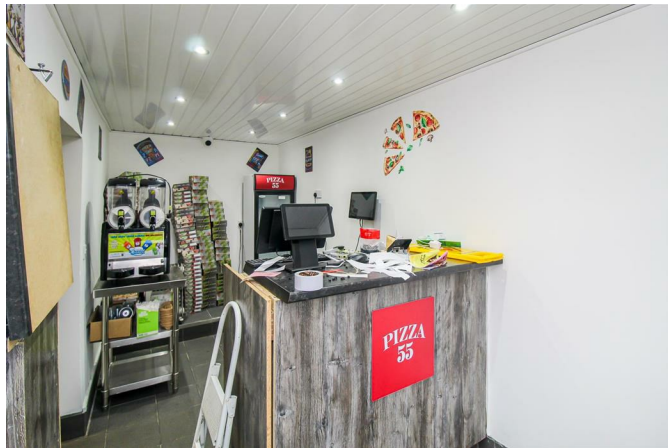


## ACCOMMODATION

### FRONT OF HOUSE

15'3" x 6'9" [4.67m x 2.08m]

Timber framed double glazed window, fully tiled floor, counter service bar, till system, light and power, recess ceiling spotlights and doorway into the kitchen.



### KITCHEN

14'10" x 12'10" [4.53m x 3.92m]

Extensive kitchen equipment, fully tiled floor, work space with two large pizza ovens. timber framed double glazed window to the front and doorway into the store room,

### STORE ROOM

7'1" x 14'10" [2.18m x 4.54m]

Stable door to the rear, stairs to the first floor and freezer. Fully tiled floor and understairs storage cupboard.

### FIRST FLOOR LANDING

Doors to two store rooms.

### STORE ROOM/WASH ROOM

6'7" x 6'8" [2.03m x 2.05m]

Timber framed double glazed frosted window to the rear, radiator and door to w.c.



### W.C.

Low flush w.c., wash basin and timber framed double glazed frosted window to the rear.

### STORE ROOM

12'5" [max] x 14'9" [3.81m [max] x 4.50m]

Two freezers, kitchenette area with wall and base units with work surface over, electric hob with stainless steel filter hood above and radiator. In addition there is also regulated cold room.



### OUTSIDE

There is a small low maintenance paved yard to the rear.



### PLEASE NOTE

All interested parties should seek their own enquires subject to business rates.

### COUNCIL TAX BAND

The council tax band for this property is TBC.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot

confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.