

**53 Barnsley Road
South Elmsall
Pontefract
WF9 2RF**

**Price: OIEO
£105,000**



RETAIL INVESTMENT OPPORTUNITY

91m² (980ft²)

PASSING RENT £880 PER CALENDAR MONTH (£10,560 PER ANNUM)

- Positioned in a parade of similar properties within a district centre location

DESCRIPTION

The property provides a ground floor retail unit which occupies part of a larger block which has been separated into multiple titles. The unit has a ground floor display window onto Barnsley Road and provides predominantly open plan retail accommodation with stores and ancillary accommodation to the rear.

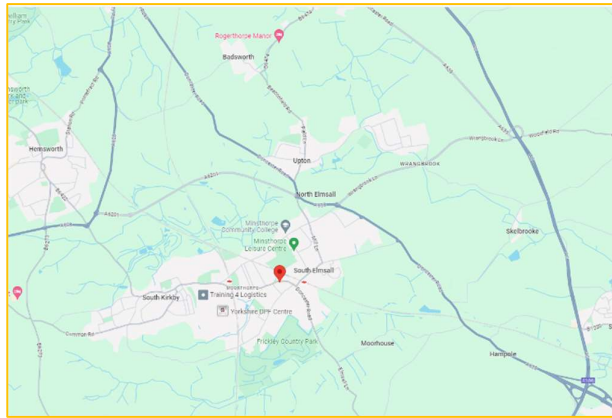
The retail area extends to 91m² (980ft²).

The property is constructed of brick and is two storey. The subject property is offered for sale on a long leasehold basis, subject to the ongoing occupational lease where the tenant is holding over on a lease dated 12 September 2016.

LOCATION

The property is located in the district of South Elmsall which lies at the southeastern extremity of the Wakefield Metropolitan Area. South Elmsall town centre is the main shopping centre which serves the surrounding areas of South Elmsall, Kirkby, North Elmsall and Upton.

The property forms part of a parade of similar retail properties fronting Barnsley Road and benefits from good prominence.



ACCOMMODATION

■ **GROUND FLOOR** **91.00m² (980ft²)**
Providing:
Open Plan Sales Area,
Partitioned Store
Kitchenette
WC

PRICE

Offers in excess of £105,000

TENURE

Freehold
Subject to 999 year leases on the apartments above.

TENANCIES

The property is occupied under a lease dated 12 September 2016 which expired on 31 October 2021 and the tenant is holding over on the terms of this lease, paying £880 pcm.

RATEABLE VALUE AND UNIFORM BUSINESS RATE

£6,200

The Uniform Business Rate for 2024/2025 is £49.9p/£.

VIEWING

Contact the sole agents

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VAT

VAT may be charged on the property, and we therefore recommend that seriously interested parties seek the appropriate legal advice.

EPC ASSET RATING: TBC

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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