



83 Mill Lane, Ryhill, Wakefield, WF4 2AB

A fantastic opportunity to purchase this building that was previously used as a well regarded Barbers shop in Ryhill with the potential the upstairs into a self contained 1 bedroomed apartment.

The premises sits prominently on Mill Lane amongst other businesses.

The property briefly comprises of the front area with a separate toilet, sink and cupboard area and access to the basement.

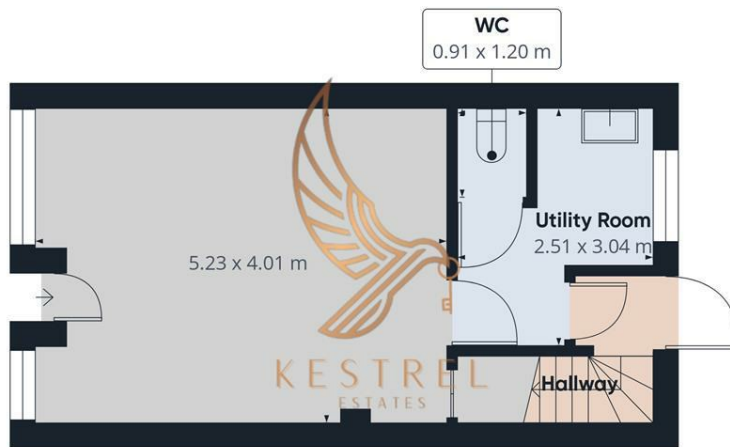
Upstairs there is a kitchen, bedroom and en suite bathroom with WC, sink and shower,

Externally there is 1 parking space to the rear.

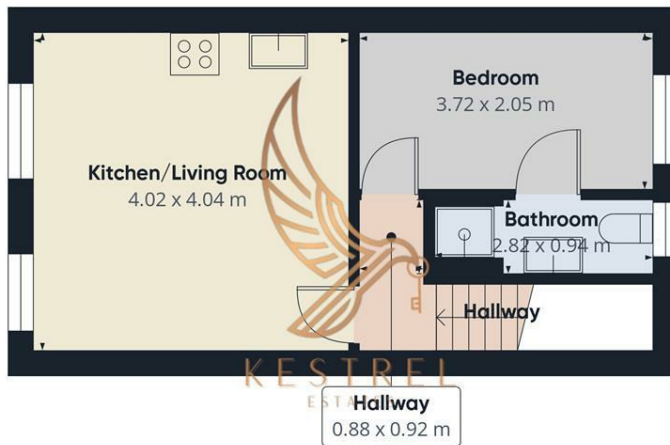
There is so much potential with the property, get in touch now to arrange your viewing,

- Commercial Shop Space
- Kitchen/Living & Bedroom with En Suite
- Great Location
- Well Established Barbers for over 20 years
- So Much Potential
- Parking to the Rear
- NO CHAIN

£100,000



Floor 0



Floor 1



Approximate total area[®]
59.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	