

Leeds Barnsdale Road, Castleford



£85,000



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Nestled in the heart of Castleford, this detached commercial property on Leeds Barnsdale Road offers a prime opportunity for entrepreneurs seeking a bustling location to kickstart their business venture. This property is perfectly positioned on a vibrant main road, ensuring maximum visibility for any type of business.

Whether you're an established business looking to expand or an aspiring entrepreneur ready to embark on a new business journey, this property provides the ideal canvas for your ambitions. With its strategic location and versatile space, the possibilities are endless for creating a thriving enterprise in this dynamic area.

Don't miss out on the chance to make your mark in Castleford's commercial landscape - seize this opportunity to turn your business dreams into reality at this prime location on Barnsdale Road.



- Large Shop Area
- Office Space
- Kitchenette
- Staff WC / Customer WC
- External Space with potential to extend (subject to permissions)
- Easily Accessible
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Large Shop Area

23'10" x 13'3" (7.26m x 4.04m)

You enter the premises through a uPVC door straight into this large shop area.

Office Space

11'5" x 7'3" (3.48m x 2.21m)

With glass partition, shelving and base units.

Kitchenette

8'9" x 4'0" (2.67m x 1.22m)

With base and wall units and a stainless steel sink.

Staff WC

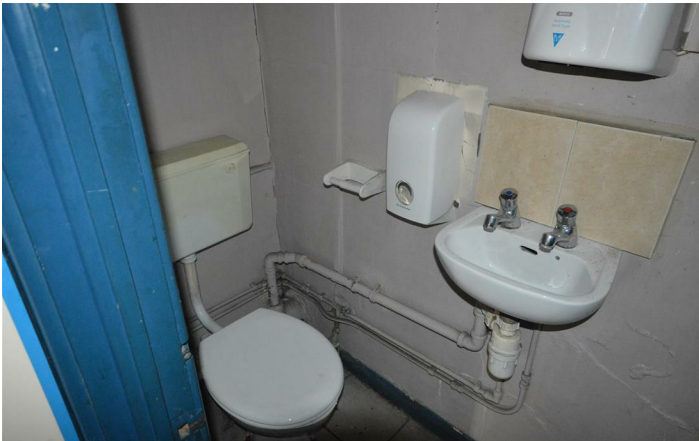
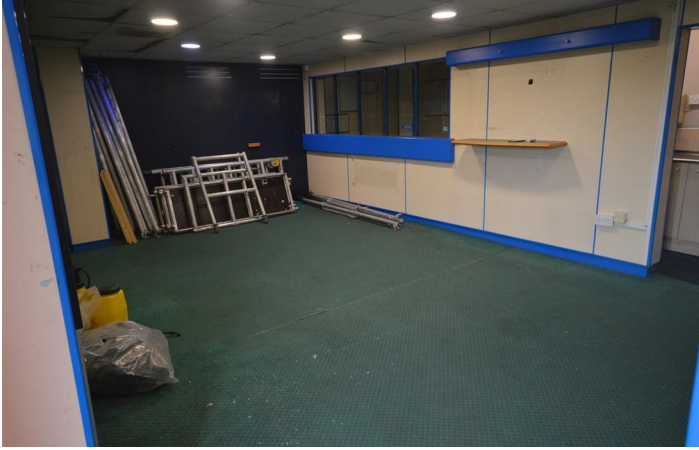
5'8" x 2'9" (1.75m x 0.84m)

With low flush WC and wash basin.

Customer WC

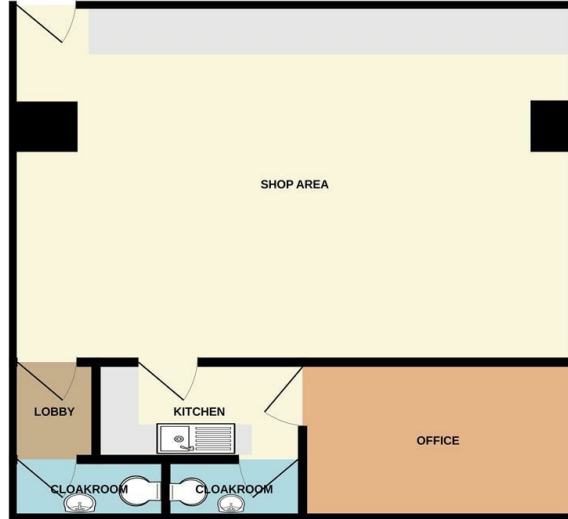
6'4" x 2'11" (1.951m x 0.91m)

With low flush WC and wash basin.

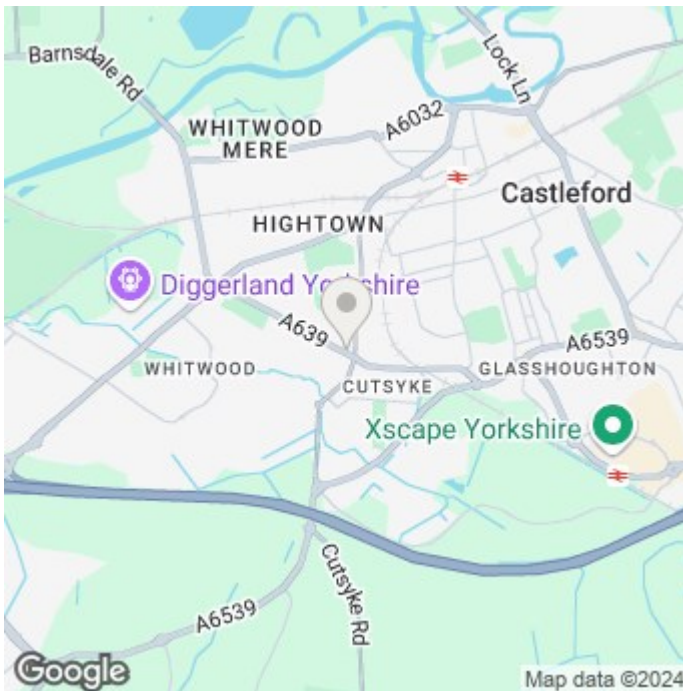


Floor Plan

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 506 sq ft. (47.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency can be given. Made with Metropix 12023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	98	98
(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

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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