

Station Lane, Pontefract



Asking Price £85,000



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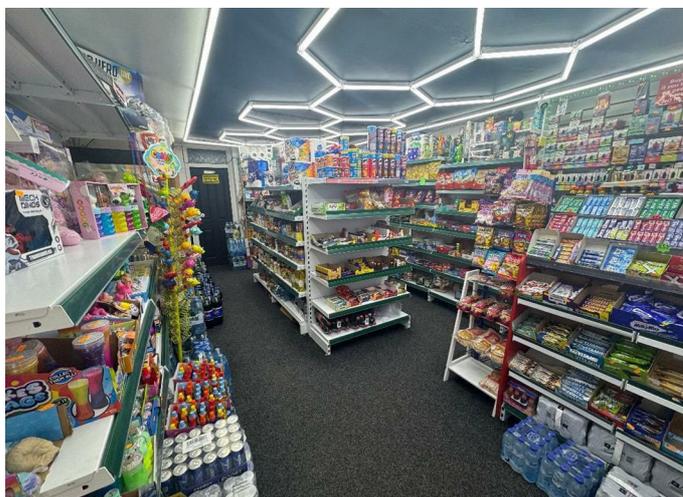


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This ground floor freehold commercial property is now available for sale in a prominent corner position at the junction of Station Lane and Post Office Road, Featherstone. The property is currently tenanted, generating a rental income of £700 per calendar month, providing an attractive annual yield of approximately 9.9%. This represents an excellent opportunity for investors seeking a strong return.



- Located in a densely populated commercial area
- Fantastic Investment Opportunity
- Attractive Annual Yield
- Large Shop Area
- Kitchenette
- WC
- Shutters to all Windows and Door
- EPC Grade C

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

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

Shop Area

13'x21.5 (3.96mx6.40m.1.52m)

There is a superb large shop area with windows to the front and side elevations.

Kitchenette

7'1x6'9 (2.16mx2.06m)

Located to the rear is the kitchenette fitted with base and wall units. A sink with mixer tap.

WC

6'1x6'2 (1.85mx1.88m)

WC with hand basin.



Floor Plan

GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 356 sq.ft. (33.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and appliances shown here are not guaranteed and no guarantee is given for their operation or reliability. Made with Homeplan 12022.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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