

null Bed

Shop

located in

Knottingley

Guide Price £150,000







enfields

Hill Top
Knottingley
WF11 8EB

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Lead In
Situated in a prominent position within Knottingley, this substantial commercial property presents an outstanding opportunity for investors, developers and business owners alike. Previously operating as a successful beauty clinic and let by the current owners for a number of years, the property offers an immediate investment opportunity whilst also providing significant scope for future development, subject to the necessary consents.

Offering flexible accommodation throughout, the property could continue as a single commercial premises or be reconfigured into multiple workspaces to accommodate a variety of businesses. With the benefit of two separate entrances, there is clear potential to divide the building into two independent commercial units, maximising rental income. Alternatively, those looking for a development project may wish to explore the potential for residential conversion into apartments, subject to the relevant planning permissions.

Further enhancing its appeal is a spacious cellar, ideal for storage or offering additional potential depending on the purchaser’s requirements. Externally, the property benefits from access to the side and rear. And parking on the front pavement.

Positioned amongst a range of established commercial businesses, the property enjoys excellent visibility and convenience. There is parking available directly to the front within the precinct, additional parking adjacent to the property, and ample public parking nearby on the High Street. The location also benefits from excellent transport links, with Knottingley train station within walking distance and easy access to local motorway networks, schools, shops and a wealth of local amenities.

Whether you are seeking a commercial investment, business premises or a property with exciting development potential, this versatile opportunity offers endless possibilities. Early viewing is highly recommended to fully appreciate everything this property has to offer.

For further information regarding the current rental income and potential investment returns, please contact the office, where we will be delighted to discuss the many opportunities available.

Cellar
13'6" x 13'1"

Entrance Hall
2'10" x 3'8"

Room One
12'6" x 15'9"

Room Two
15'10" x 10'5"

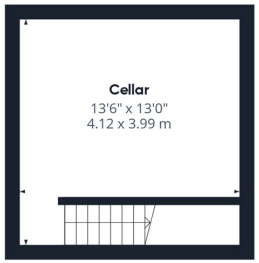
Landing
3'2" x 10'7"

Room Three
15'11" x 10'6"

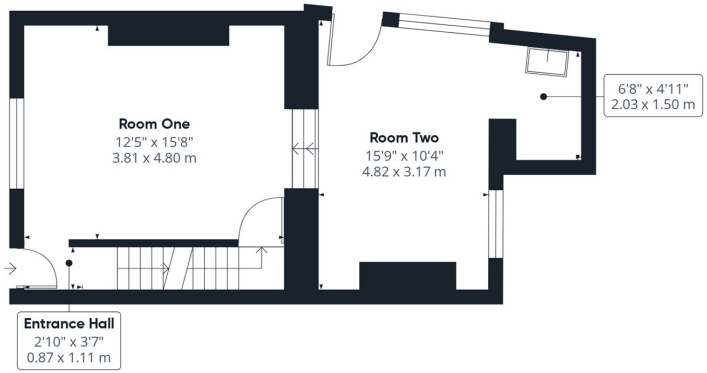
Room Four
9'2" x 11'3"

Room Five
6'3" x 6'8"

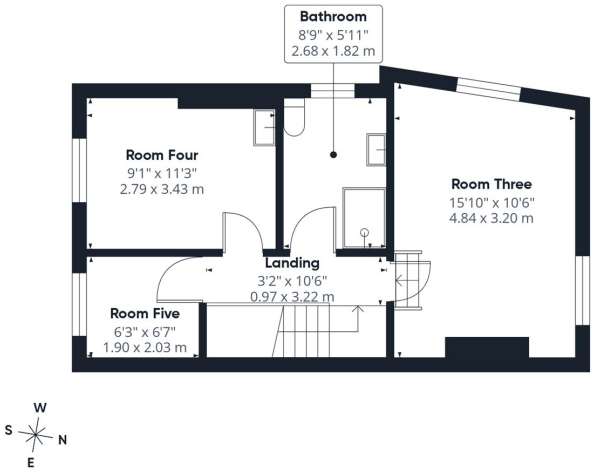
Bathroom
8'10" x 5'12"



Floor -1



Floor 0



Floor 1

Approximate total area(1)

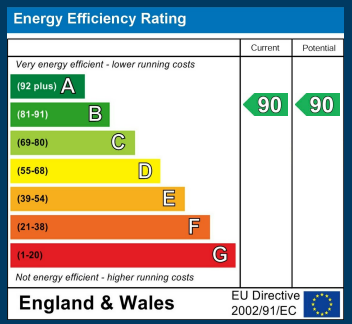
938 ft²

87.1 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



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