

Lambert
Smith
Hampton

1-3 Barnsley Road

| Pontefract | WF9 4PY |



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For Sale (May Let) – High Street Retail / Commercial Premises

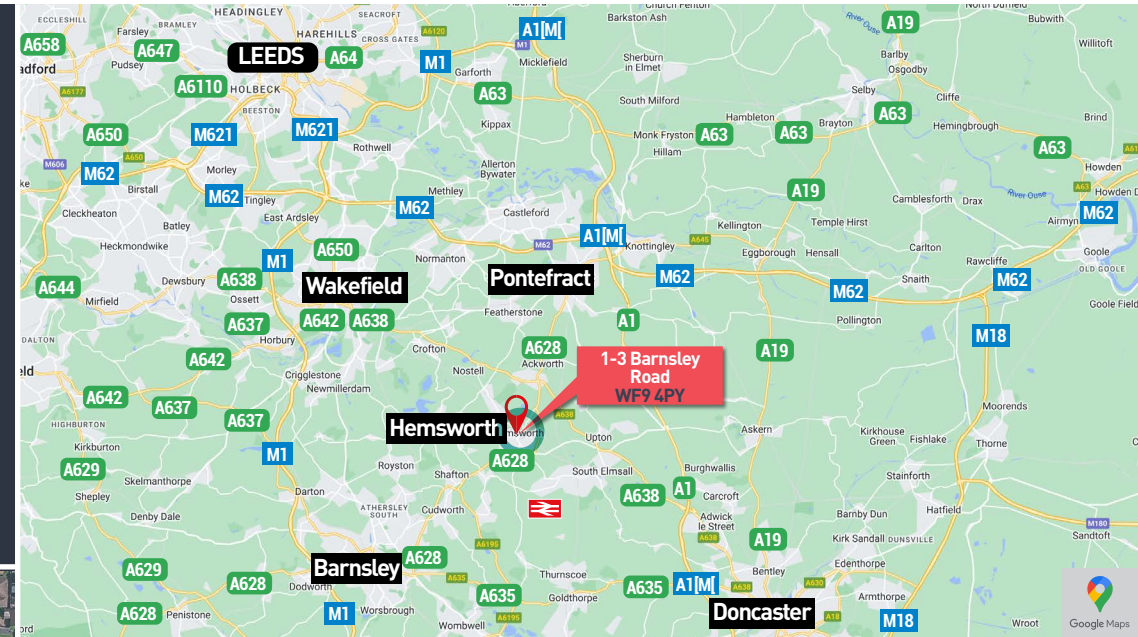
1,500 – 2,979 sq ft (139 – 277 sq m)

Location & Situation

The property is located in Hemsworth, a small town within the metropolitan borough of Wakefield in West Yorkshire. The premises is well positioned on Barnsley Road, the main arterial route through Hemsworth and a key route connecting to nearby towns such as Pontefract, Wakefield and Barnsley.

Nearby retailers include Barclays Bank, Home Bargains, Hemsworth Post Office, Iceland, and B&M. Hemsworth Bus Station and Tesco Superstore is located within 300 yards east of the property off Market Street.

The position boasts a prominent site with good roadside visibility and footfall.



Description

The high street property comprises a three-storey, former semi-detached house and cottage with a private rear car park. The ground floor has been trading as a bakery for over 70 years, with the upper floors comprising a large vacant residential unit in need of refurbishment, currently being utilised as storage. The ground floor boasts a large customer shop frontage with an extensive kitchen, preparation and storage area to the rear.

The private car park has secure gated access with space for c.10 cars.

Key features

- ✓ High street location
- ✓ Secure private car park
- ✓ Highly prominent roadside position
- ✓ Potential for Fixtures & Fittings to remain in situ
- ✓ Suitable for a range of uses under use class E
- ✓ High levels of footfall
- ✓ Currently fitted-out for F&B usage

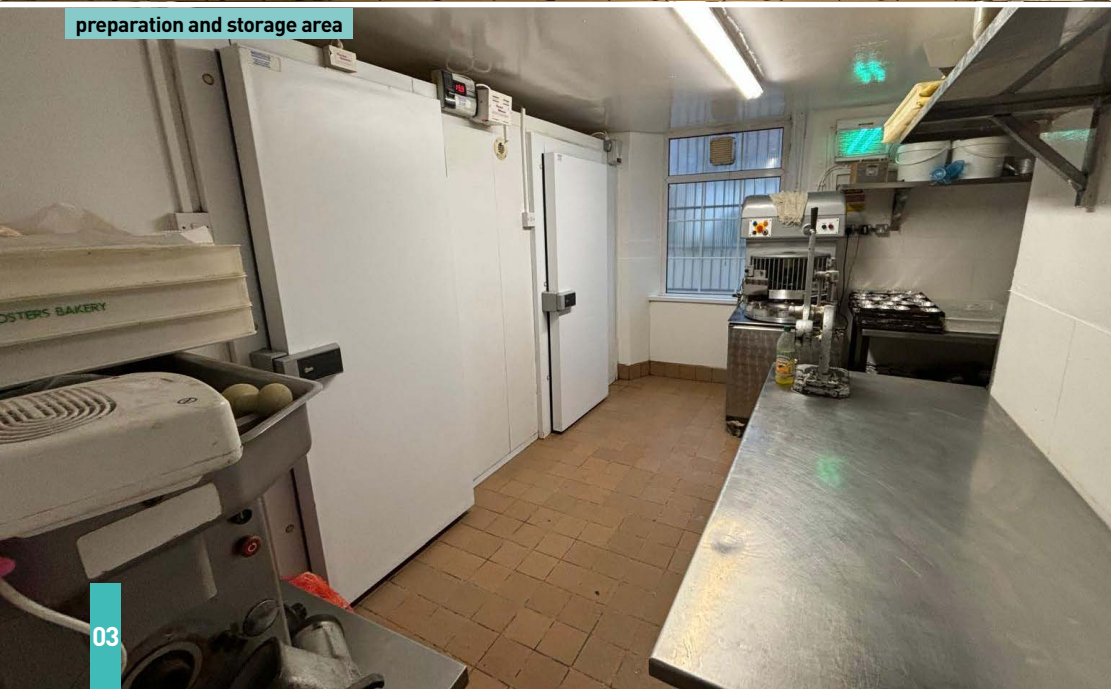
large customer shop



large customer shop frontage



preparation and storage area



private car park with secure gated access to the rear



Accommodation

The building has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Net Internal Area	Sq Ft	Sq M
Ground Floor	1,611	150
First Floor	1,123	104
Second Floor	242	22
Total	2,979	277

Available as a whole or in part.

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Business Rates

Rateable Value: **£5,800.**

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating of **D (86).**

Viewing and Further Information

Viewing strictly by prior appointment please contact:

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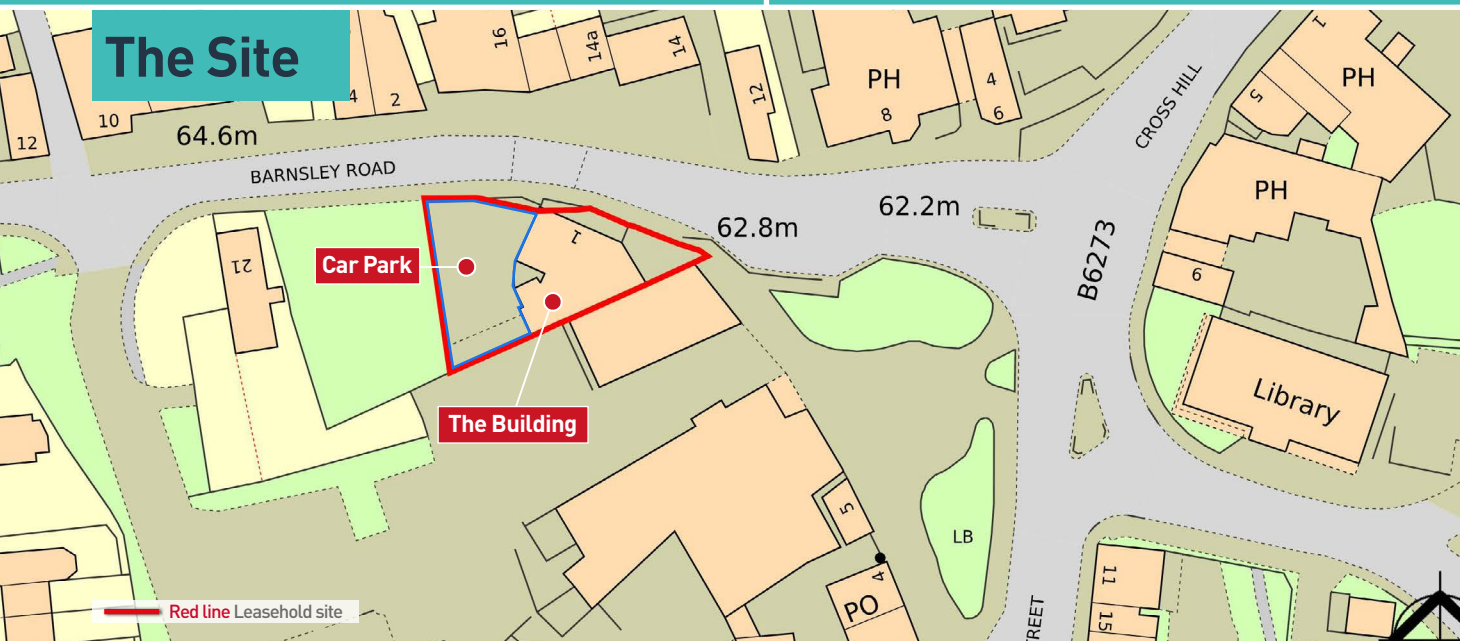
Lambert Smith Hampton

9 Bond Court, Leeds, LS1 2JZ

Office: 0113 245 9393



The Site



extensive kitchen

