

FORMER JOINERS WORKSHOP WITH SMALL YARD FOR SALE



107a Cluntergate, Horbury, Wakefield, WF4 5DJ



- 1,805 Sq Ft (167.68 Sq M)
- Suitable for a variety of uses
- May suit residential conversion
- Secure gated yard
- Three phase power
- Convenient location

DESCRIPTION

This is a two storey former joiners workshop which is being offered for sale due to the current owners pending retirement. The property could be used for a variety of commercial uses or alternatively may suit residential conversion subject to gaining the necessary planning consents.

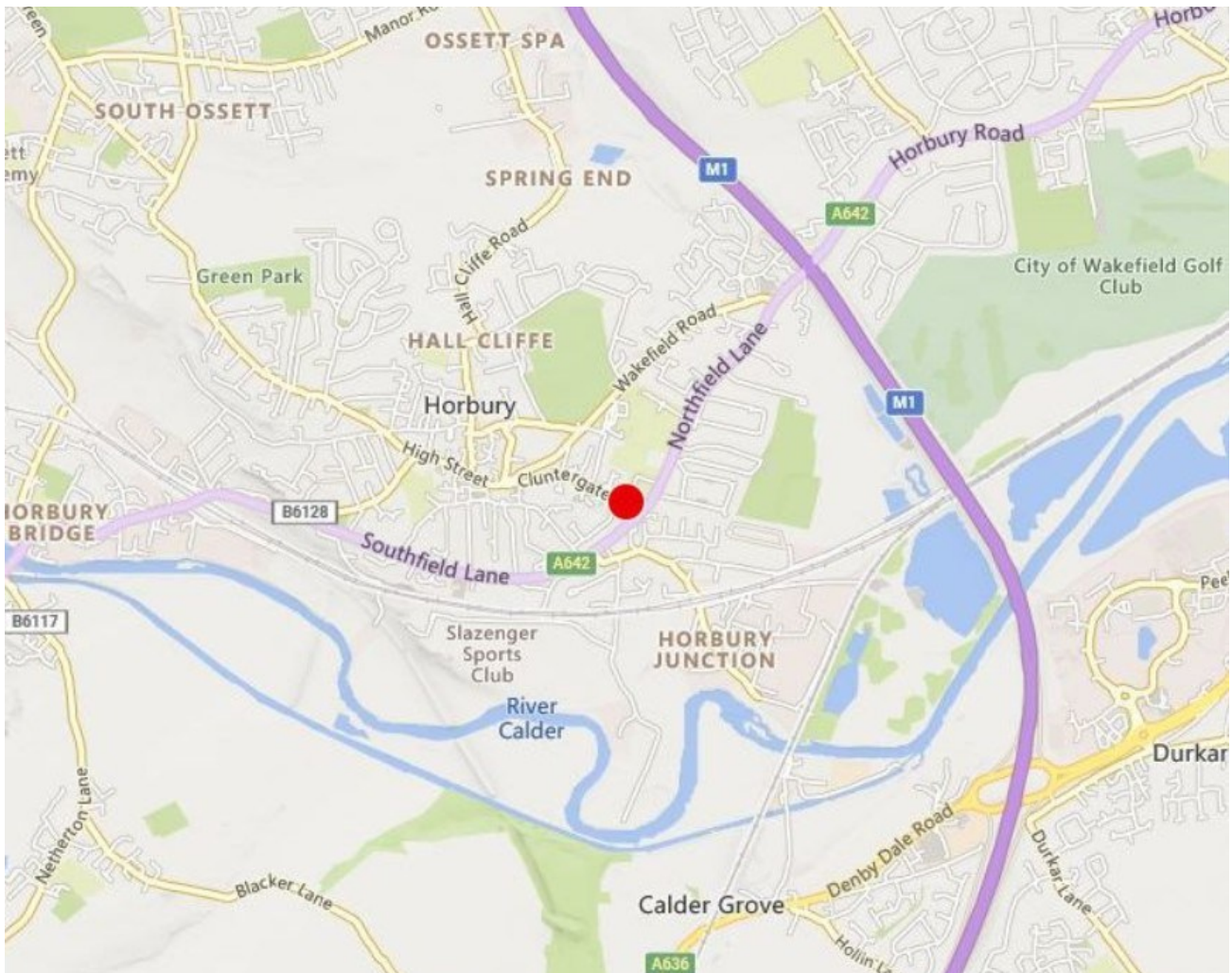
Externally, the property benefits from having a small gated yard area which could easily accommodate two cars.

The property is in need of substantial refurbishment but does benefit from having three phase power and a toilet.

Interested parties should be made aware that the land to the front of the property is not included in the sale but the property does benefit from a right of access over it.

LOCATION

The property is located just off Cluntergate in Horbury close to its junction with Northfield Lane. Being ideally situated within walking distance for the town centre and just a short drive away from junction 40 of the M1 motorway.



ACCOMMODATION

Ground floor

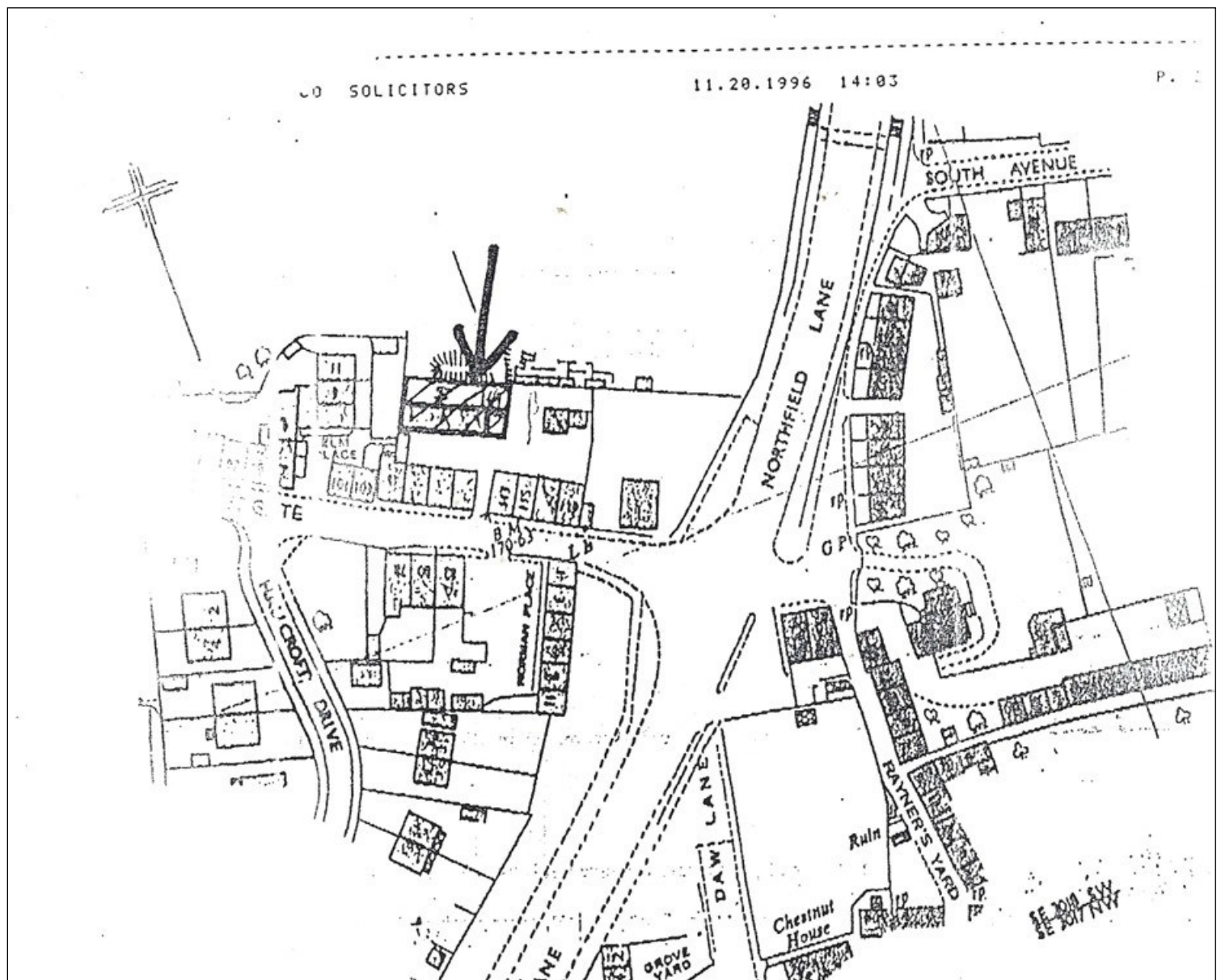
Main workshop- 16ft 5in x 40ft = 656 Sq Ft

Stores - 16ft 5in x 15ft = 246 Sq Ft

First floor

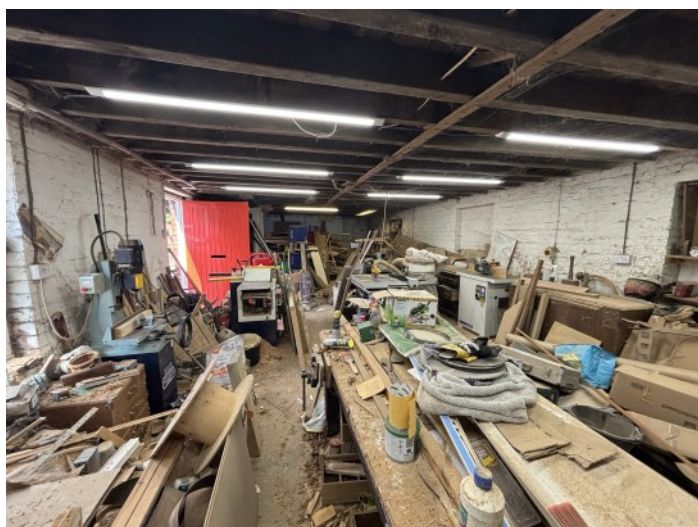
16ft 5in x 55ft = 903 Sq Ft (includes workshop, store and Wc)

Total gross internal area- 1,805 Sq Ft (167.68 Sq M)



SUMMARY

PRICE	£95,000
RATEABLE VALUE	£7,000
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	Awaiting assessment.



VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created July 2026 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.