



# CASTLE DWELLINGS

....because your home is your Castle!

## Westgate, Wakefield



**Offers Over £65,000**



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A great opportunity to acquire a thriving newsagent/ confectionery store located a short distance from the town center and railway station. The sale is for business on a transferable lease plus stock at valuation to the successful buyer. The premises include shop and spacious living accommodation arranged over three floors.



- Thriving Business for Sale
- Close to Town Centre and Railway Station
- Currently Used as a Newsagent & Open to a Variety of Uses (STA)
- Shop with Living Accommodation
- Turnover Cira £168,000
- Transferable Lease
- Council Tax Band A
- EPC GRADE E

Call **01977 285111** or **01138 800600** to view this property. For more details visit [www.castledwellings.co.uk](http://www.castledwellings.co.uk).

22 Bank Street, Castleford, WF10 2QN - 39-41 Ropergate, Pontefract, WF8 1JY - 85-87 High Street, Kippax, LS25 7AH. Opening hours: Mon-Fri 9am to 5.30pm / Sat 10am to 2pm.



### Shop Area

14'6 x 13'4 (4.42m x 4.06m )

Wide windows to the front, single access door suspended ceiling with inset lighting and white counter unit.

### Kitchen

15'2 x 13'7 (4.62m x 4.14m)

Range of fitted units including base cupboards and drawers, laminate work surfaces, single drainer stainless steel sink with mixer taps. Wall cupboards, fitted under oven, four ring gas hob with extractor fan over and plumbing for automatic washing machine. Central heating radiator and external rear door leading to rear yard.

### First floor landing

Giving access to:

### Lounge

15'5 x 15'2 (4.70m x 4.62m)

Two front facing windows further side window, central heating radiator and coving.

### Bathroom

13'2 x 10'0 (4.01m x 3.05m)

Having a white suite with panelled bath, pedestal wash basin low level flush w.c and separate shower cubicle with tiled walls and plumbed in shower. Chrome towel warmer, further central heating radiator, ornamental period fire surround and window to the side.

### Second floor landing

Leading to :

### Bedroom one

15'5 x 13'7 (4.70m x 4.14m)

Front facing windows, fitted wardrobe and central heating radiator.

### Bedroom two

13'2 x 10'4 (4.01m x 3.15m)

With fitted wardrobe, side facing window, central heating radiator and access to the loft.

### Outside

To the rear of the property is a yard serving the adjoining public house where there are two allocated parking spaces.

### Lease details





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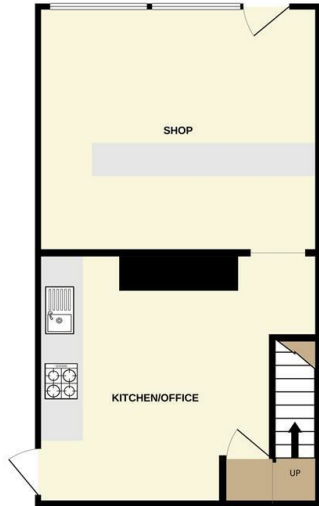
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## Floor Plan

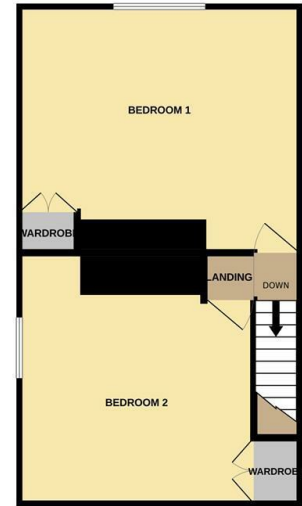
GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



2ND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.




TOTAL FLOOR AREA : 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustrative 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 as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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