

Station Lane, Pontefract



Asking Price £85,000



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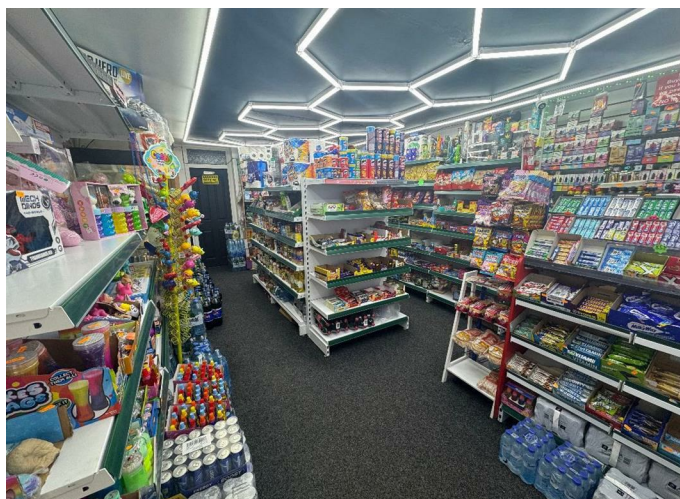


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This ground floor freehold commercial property is now available for sale in a prominent corner position at the junction of Station Lane and Post Office Road, Featherstone. The property is currently tenanted, generating a rental income of £700 per calendar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



- Located in a highly 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.

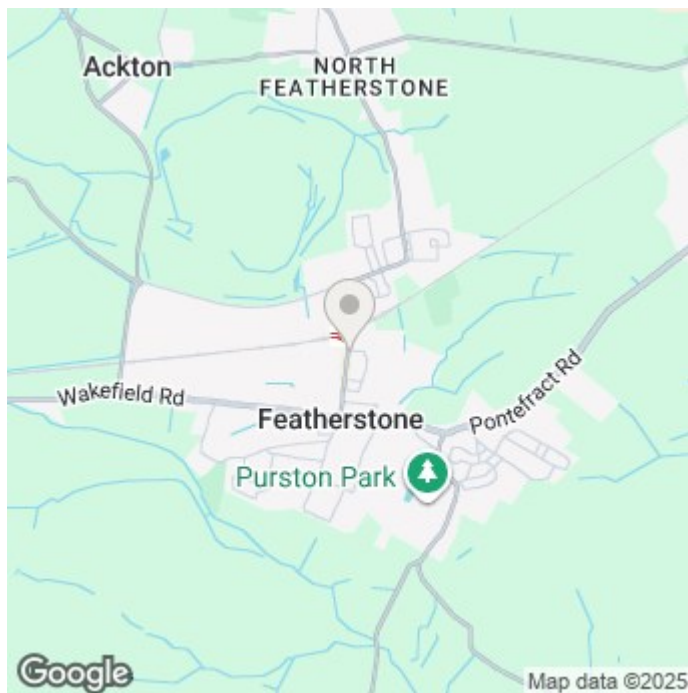


Floor Plan


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 figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their capability or efficiency. See the plan.
Made with iDesign 10/2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**