



47a Lidgate Crescent, South Kirkby
Pontefract

Offers in Region of **£250,000**





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South Kirkby, Pontefract

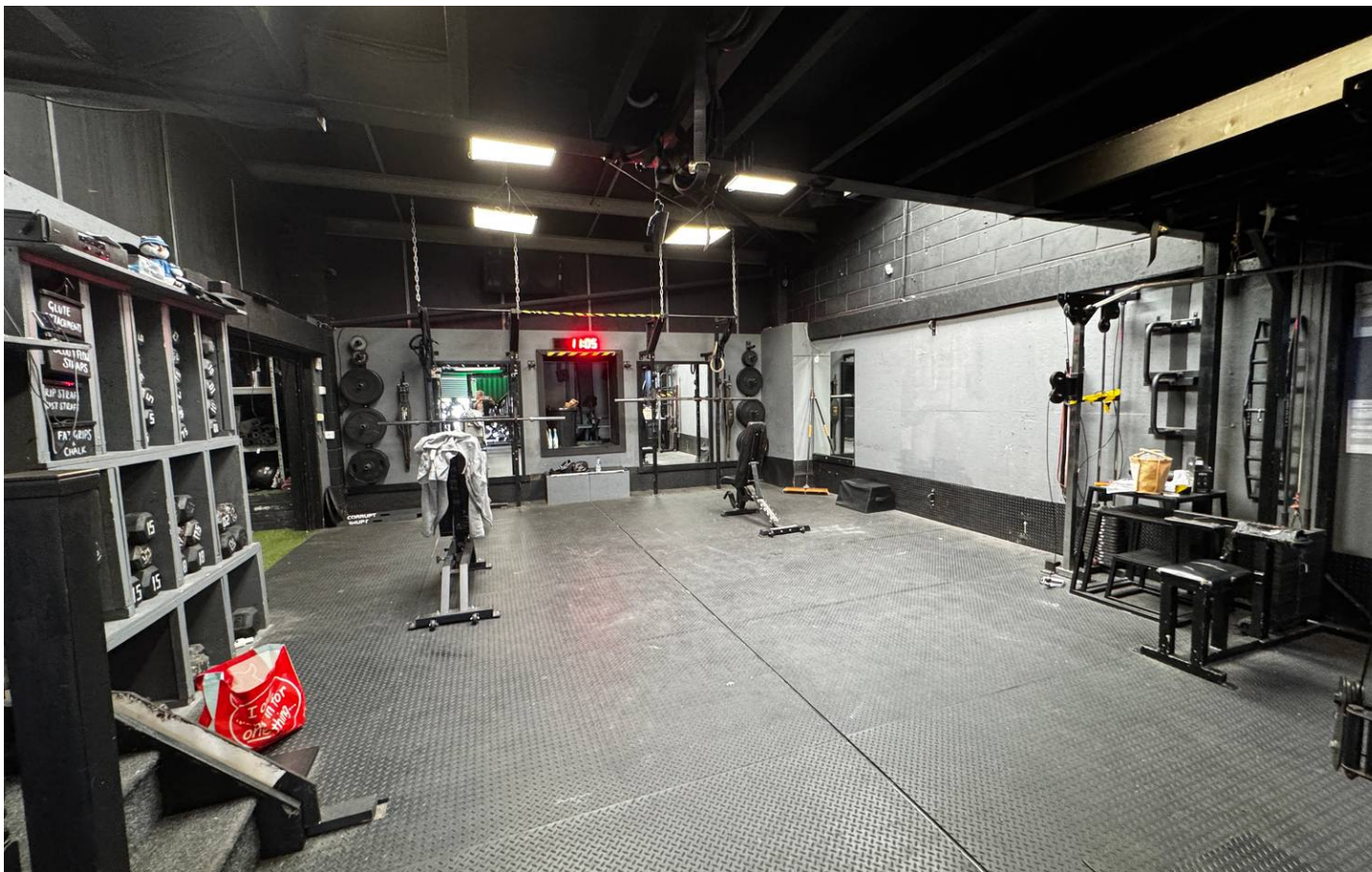
Tenure: Leasehold

- Industrial unit to purchase
- 2,285 sq ft (212.27 sq m)
- Established Industrial location

An exciting opportunity to purchase an end terrace industrial unit located on the established Langthwaite Business park. The property has recently been extended by the current owners to include first floor offices. It is currently used as a fitness studio, however the property can easily be converted back to a industrial unit/workshop if required. Extending to approx. 2,285 sq ft (212.27 sq m), the property would suit owner occupiers or investors and early viewing is highly recommended. Rent may be considered.

O/A £250,000



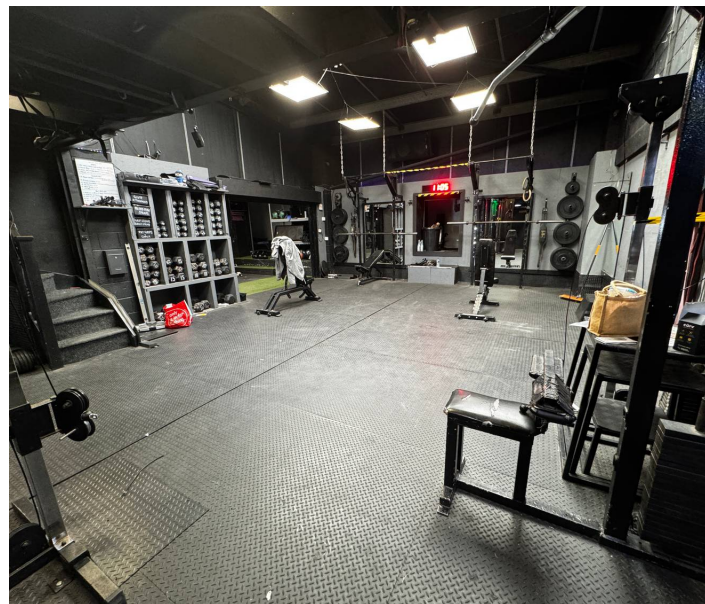
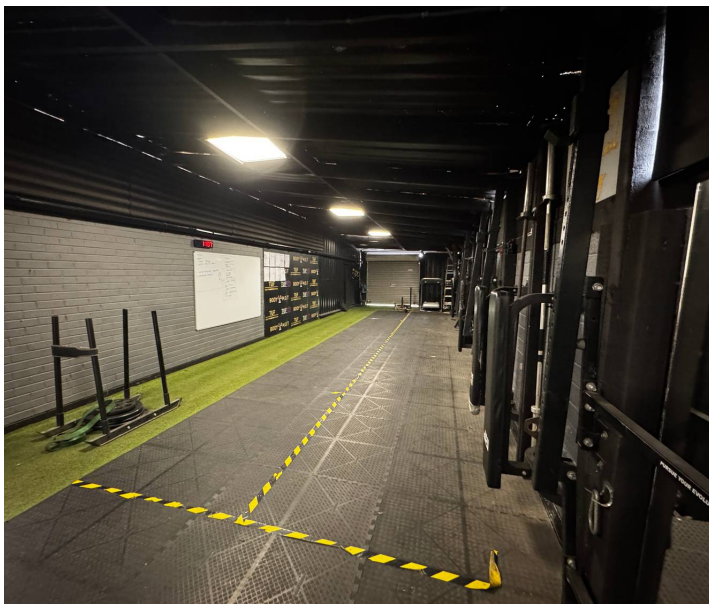


LOCATION

Located twixt South Kirkby and South Elmsall within Langthwaite Business Park, the property is situated on Lidgate Crescent. With good road connections, the property is also situated close to good public transport links and Moorthorpe Railway Station approximately one mile away.

PROPERTY

The property is an end terrace unit of steel portal frame construction with brick and clad exterior. The property has been extended to the front, side and rear. There are two roller shutter doors to the front, a previous full height roller shutter door has been removed but could be put back if required by a purchaser. There is area to the front which leads through to the main area in the building, this then leads through to the extension which is the full length of the property and a further extension to which runs the full width of the property to the rear. There is a w.c and pedestrian entrance and stairs to a first floor mezzanine with 3 good sized rooms. There is parking to the front of the property and also on road parking in the immediate vicinity. The property has a gross internal area of 2,285 sq ft (212.27 sq m)



QUOTING PRICE

Offers around £250,000. Option to lease the property may be considered. The property is held on a long leasehold from City of Wakefield Council on a 99 year lease with an annual ground rent of £965 per annum.

SERVICE CHARGE

An estate service charge is payable further details available upon request.

RATEABLE VALUE

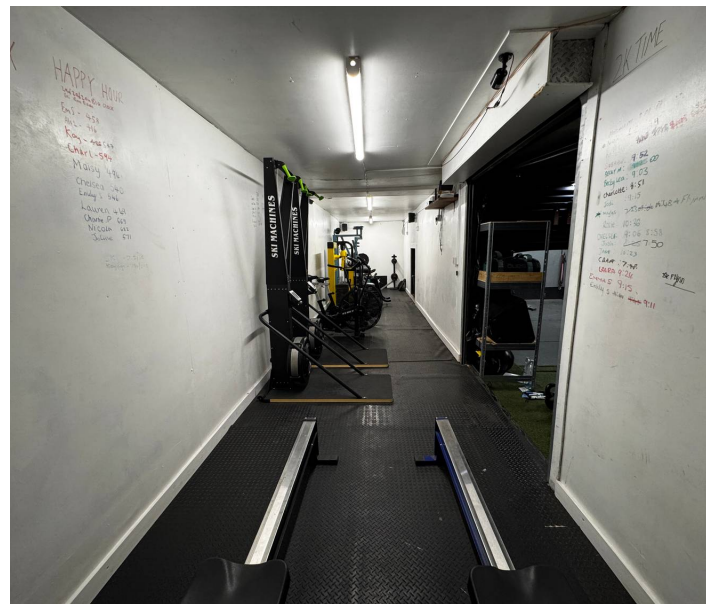
Interested parties are advised to make their own enquiries with the Local Authority.

LEGAL FEES

Each party is responsible for its own legal fees incurred in the transaction

VIEWING

For an appointment to view or further information please contact Gina Powell on 01924 361631 - gina.powell@simonblyth.co.uk



PROPERTY VIEWING NOTES

ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



Simon Blyth Estate Agents

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