

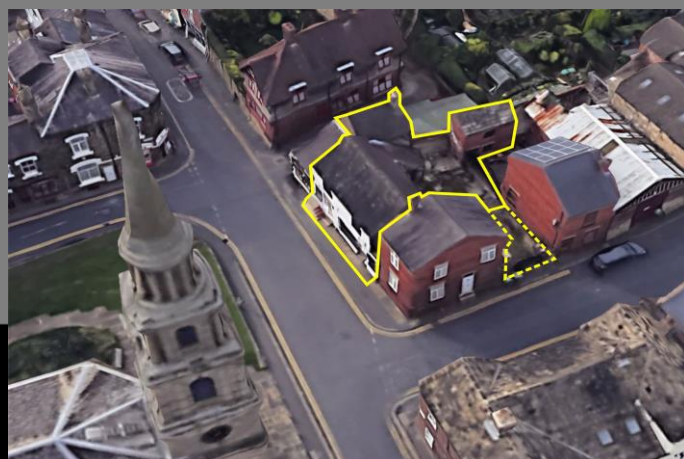


39 Queen Street

Horbury, Wakefield WF4 6LP

PROPERTY FEATURES

- Probably the oldest commercial property in Horbury
- Prominent location opposite St Peters Church
- Unique retail / office premises suitable for a variety of uses
- Grade II Listed and situated within the conservation area
- Upgraded and improved by the current owner
- Spacious open plan retail space over 2 floors
- Attached 2 storey wing offering further workspace
- Rear yard with parking and storage building
- No chain and vacant possession on completion
- For all enquiries contact FSL Estate Agents



01924 200101

Offers Around £275,000



PROPERTY PARTICULARS

This is a unique opportunity to purchase one of Horbury's oldest commercial properties with parts of the building dating back to the 16th century. The Grade II listed building occupies a prominent position on Queen Street directly opposite St Peters Church and has been sympathetically improved and upgraded by the current owner to preserve the appearance and overall useability of the building. The premises include the double fronted building located on Queen Street, with spacious open plan retail space on both ground and first floors, an attached 2 storey wing backing onto Ring O'Bells Yard, a separate 2 storey storage building and enclosed yard with parking having vehicle access from Tithe Barn Street.



LOCATION

The property is located on Queen Street in Horbury which has a wonderfully diverse selection of unique, independent shops and businesses giving a genuine traditional 'village' shopping experience. This affluent and vibrant large village on the outskirts of Wakefield is easily accessible and provides a large catchment area for any business located here.



SIZE

The Valuation Office indicates that the building has a net internal floor area of 1375 sq ft / 127.9 m2. Please refer to the floor plans for approximate room sizes and indicative room layout.





PLANNING CONSENT & RECENT WORK

Planning consent was granted in June 2021 under application number 20/02764/FUL to undertake a number of improvements and upgrades to the property. The majority of this work has now been completed by the current owner and includes complete rewiring of the building, installation of a WC and associated drainage works, replacement of three 1st floors windows, removal of redundant internal partitions and decorative chimney breast including installation of a structural supporting beam. As part of the upgrades, the original shop signage has been removed and the front facade repainted. The rendering to the rear of the building has been removed to expose the original stone walling and the roof has been repaired / replaced together with installation of replacement gutters and downpipes. The planning consent still allows for the construction of a single storey rear extension for storage which any new owner may wish to complete.



BUILDING HISTORY

No 39 Queen Street is a Grade II listed timber framed building infilled with brick and stone walling and is situated within the Horbury Conservation Area. Parts of the original 16th century timber frame and roof trusses are still visible and feature throughout the building. A Heritage Statement produced November 2020 as part of the recent planning application is available upon request by any potential purchaser.



TENURE

Freehold under title number YY142359 with vacant possession on completion.

USE CLASSIFICATION

The building has historically been used for A1 (retail) purposes, most recently when the property was sub-divided into 2 shop units with the occupants being Brown & Son clock makers and Mrs Pickwicks ladies' clothes shop. The new Class E (commercial, business & service) use will now apply to the building allowing, but not limited to retail, financial services, sale of food & drink consumed on the premises, or use as an office.

RATEABLE VALUE

The rateable value, effective from April 2023 is £4,850. Note, this is not the amount you would pay but the value used to calculate the business rates payable. Businesses using this property as their only premises will be entitled to claim Small Business Rate Relief on this property.

ENERGY PERFORMANCE RATING

The building has recently been assessed in April 2024 and has an EPC rating of C (69).

VAT

We understand that the agreed sales price will not be subject to VAT.

VIEWINGS

For further information and to arrange a viewing, contact our friendly team on 01924 200101.

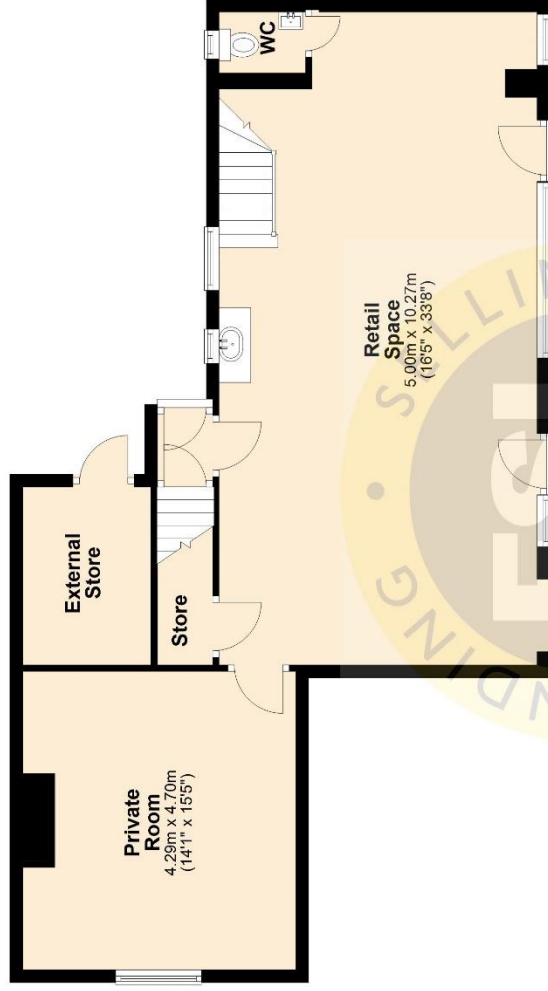
IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



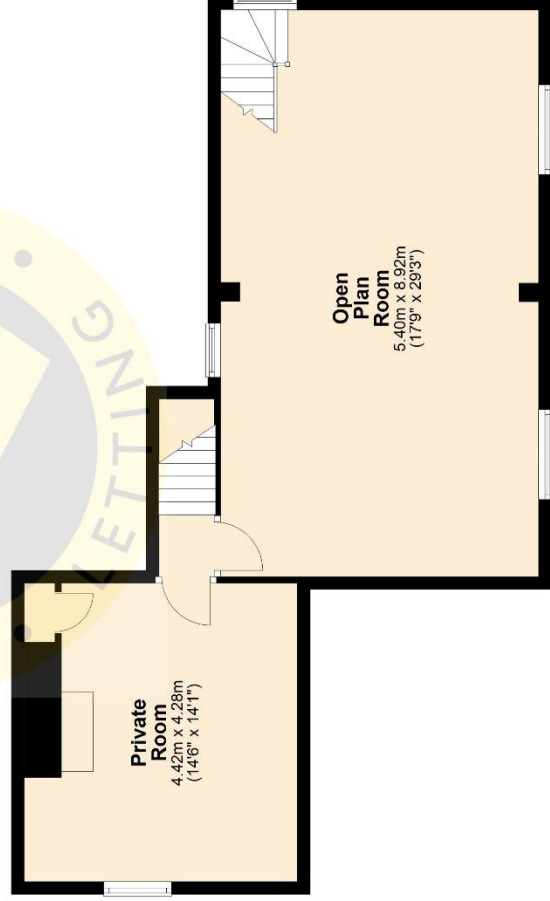
Ground Floor

Approx. 82.2 sq. metres (885.1 sq. feet)



First Floor

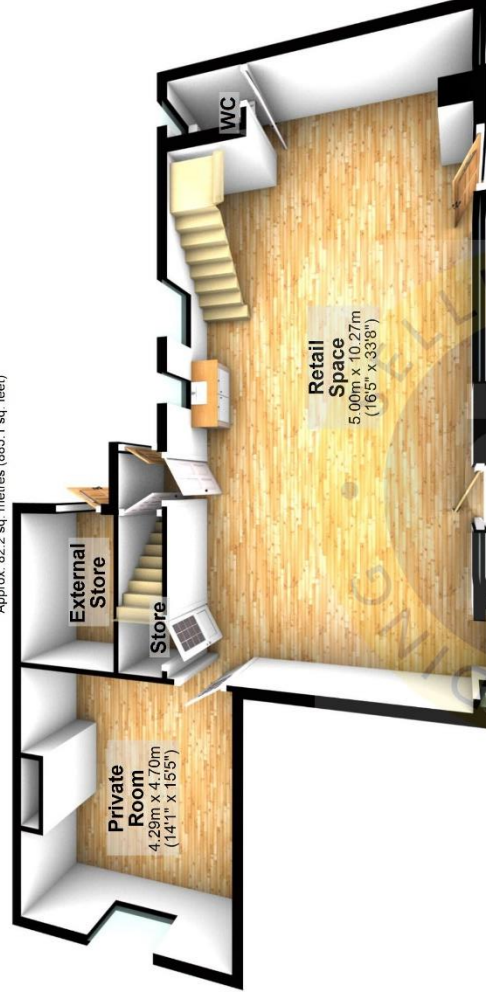
Approx. 67.7 sq. metres (728.4 sq. feet)



39 Queen Street, Horbury

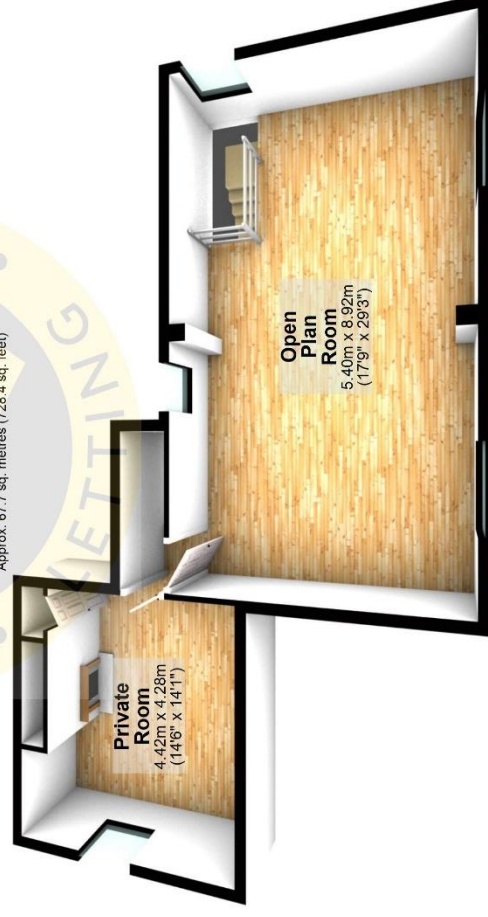
Ground Floor

Approx. 82.2 sq. metres (885.1 sq. feet)



First Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



39 Queen Street, Horbury



For further information and
to arrange a viewing contact
FSL Estate Agents

Telephone **01924 200101**



Energy performance certificate (EPC)			
39 Queen Street Hofbury Wakefield WF4 6LP	Energy rating	Valid until:	30 April 2034
	C	Certificate number:	3350-7674-7736-6373-2478
Property type		Retail/Financial and Professional Services	
Total floor area		136 square metres	
Rules on letting this property			
Properties can be let if they have an energy rating from A+ to E.			
Energy rating and score		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is C.		The better the rating and score, the lower your property's carbon emissions are likely to be.	

FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: www.fslestateagents.com E-mail: enquiries@fslea.com

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation of warranty in relation to this property.