

**Lot 32, 77 Queen Street, Normanton,
West Yorkshire WF6 1AF**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Freehold Commercial Development Opportunity

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Property Information

Freehold Commercial Development Opportunity

- Former Funeral Parlour on edge of town centre
- Approximately 3,122 sq ft on 0.16 acre site
- Change of Use and Development Potential (subject to consents)
- Established residential and commercial location
- VAT not applicable
- Nearby occupiers include Asda Supermarket, Lidl, B&M and a number of independent retailers

Lot 32
Auction 9th May 2024

Vacant Possession
Status Available

Sector Development
Auction Venue Live Streamed Auction

On the Instructions of Dignity
Funeral Directors

Location

Miles 11 miles south-east of Leeds, 26 miles south-west of York
Roads A61, A655, M62 (Junction 31)
Rail Normanton Railway Station
Air Leeds Bradford Airport

Situation

Normanton is a small market town in the Wakefield district of West Yorkshire. The property is prominently situated on the fringe of the town centre on the south side of Queen Street, adjacent to a motor repair garage, in an established residential and commercial location. Nearby occupiers include Asda Supermarket, Lidl, B&M and a number of independent retailers.

Tenure

Freehold.

EPC

The EPC will be available to view online in the solicitor's legal pack.

Description

The property comprises a former funeral parlour arranged on the ground floor only. The property benefits from 5 car parking spaces to the front, along with a former garage and outbuilding. The property has an approximate site area of 0.16 acres (0.06 hectares).

VAT

VAT is not applicable to this lot.

Viewings

There will be one accompanied viewing date on Wednesday 1st May at 12 noon. If you would like to inspect, please confirm your attendance with your name and mobile number to henry.john@acuitus.co.uk

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Gross Internal Floor Areas Approx sq m	Gross Internal Floor Areas (Approx sq ft)	Tenant
Ground Outbuilding	Former Funeral Parlour Garages/Store	104.90 185.15	(1,129) (1,993)	VACANT
Total		290.05	(3,122)	

NB: Please note that there is a restriction on funeral use for this property- please see the legal pack for details.

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