



### Tenure

Freehold.

### Location

Knottingley serves a population of some 13,000 and is situated on the A645, adjacent to both the Aire & Calder Canal and the junction of the A1(M) and M62 about 16 miles south-west of Leeds and 16 miles north of Doncaster.

The property is situated on the west side of Malvern Road and adjoins a mixture of both commercial and residential uses. Hill Top, the main thoroughfare of Knottingley, is immediately to the north of the property.

Occupiers close by on Hill Top include Yorkshire Bank, The Original Factory Shop, The Post Office, Betfred, Sue Ryder, Subway and a Morrisons Supermarket.

### Description

The property is arranged on ground and part first floor to provide integral ground and first floor office accommodation fronting Malvern Road with a workshop which benefits from a loading bay/canopy to the side elevation.

The property provides the following gross internal areas:

Ground Floor Production	799.2 sq m	(8,602 sq ft)
Warehouse	86.1 sq m	(926 sq ft)
Mezzanine Storage	162.6 sq m	(1,750 sq ft)
Ground Floor Offices	111.2 sq m	(1,197 sq ft)
First Floor Offices	161.3 sq m	(1,736 sq ft)
Canopy Area	73.2 sq m	(788 sq ft)
<b>Total</b>	<b>1,393.6 sq m</b>	<b>(14,999 sq ft)</b>

Site Area is 0.261 Hectares (0.645 Acres)

NB. Areas provided by Joint Agent.

### Tenancy

The property is to be offered with VACANT POSSESSION.

### Planning

The property may be suitable for residential or commercial redevelopment, subject to obtaining all the relevant consents. All enquiries should be referred to Wakefield Council. Tel: 0345 850 6506.

Website Address: [www.wakefield.gov.uk](http://www.wakefield.gov.uk)

### Rateable Value

The entry for the 2010 rating list is:  
Factory & Premises £35,000.  
([www.voa.gov.uk](http://www.voa.gov.uk))

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

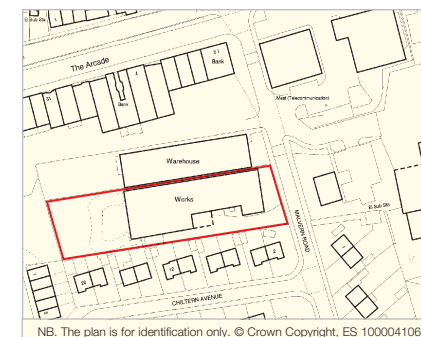
### Viewings

Please contact our Joint Auctioneer.

## Knottingley Malvern Road West Yorkshire WF11 8EQ

- **Freehold Vacant Industrial and Office Building**
- Gross internal area 1,393.6 sq m (14,999 sq ft)
- Adjoining both residential and commercial uses
- Redevelopment potential subject to obtaining all relevant consents
- Site area 0.261 hectares (0.645 acres)
- No VAT applicable

## Vacant Possession



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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