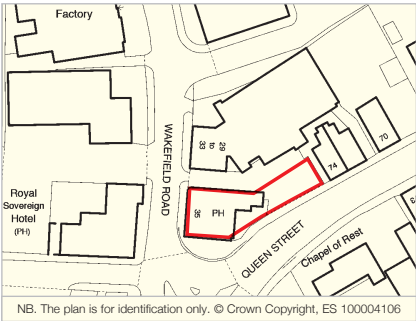


Normanton **33, 35 & 37 Wakefield Road,** **West Yorkshire** **WF6 2BT**

- **A Freehold Detached Building**
- Internally arranged to provide Two Self-Contained Flats and a Retail Unit
- Gross Internal Area extending to Approximately 303.3 sq m (3,265 sq ft)
- Flats subject to Licence Agreements
- Retail unit subject to a One Year Lease
- Total Current Rents & Fees Reserved **£70,720 per annum (equivalent)**



To View
The property will be open for viewing every Monday and Wednesday before the Auction between 9.00 – 9.30 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Ramsdens (Ref: Kate Donaldson).
Tel: 01484 504933.
Email: kate.donaldson@ramsdens.co.uk

INVESTMENT – Freehold Building



Tenure
Freehold.

Location
The property is situated on the east side of Wakefield Road at its junction with Queen Street, a short distance from Normanton town centre and the Wakefield Europort. This is a mixed use location, convenient for accessing local transport links and the M62 Motorway via Junction 31 approximately 0.75 miles to the east. Normanton Rail Station is approximately 0.25 miles to the north and provides regular services to Wakefield and Leeds.

Description
The property comprises a two storey detached brick building with rendered elevations beneath a new tile clad roof (installed in 2017). The property was formerly used as a public house but has recently been fully converted into two self-contained HMO flats, each comprising six letting bedrooms (12 in total), (9 with en-suite shower rooms), communal kitchens and bathroom/WCs. There is also a self-contained retail unit on the ground floor which is used as a sandwich bar. Each unit has its own external access and the property has a tarmac hardstanding to the rear, accessed from Wakefield Road and Queen Street, which can provide car parking.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

Type	Address	Floor	Accommodation	Terms of Tenancy	Current Rent /Fee £ per week
Flat	33 Wakefield Road	Ground	Entrance Hallway, Four Double En-Suite Bedrooms, Two Double Bedrooms, House Bathroom/WC, Kitchen	Each room subject to a furnished licence agreement	Double En-Suite £100 per week Double Non En-Suite £90 per week
Shop	35 Wakefield Road	Ground	Single Retail Area with Glazed Half Height Frontage to Queen Street, WC	Lease for a term of 12 months from 26th April 2017	£100 per week
Flat	37 Wakefield Road	First	Entrance Hallway, Landing, Five Double En-Suite Bedrooms, Two Double Bedrooms, House Bathroom/WC, Separate WC, Kitchen	Each room subject to a furnished licence agreement	Double En-Suite £100 per week Double Non En-Suite £90 per week

Prospective buyers are strongly advised to read the Auctioneers’ Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER’S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer’s fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.