

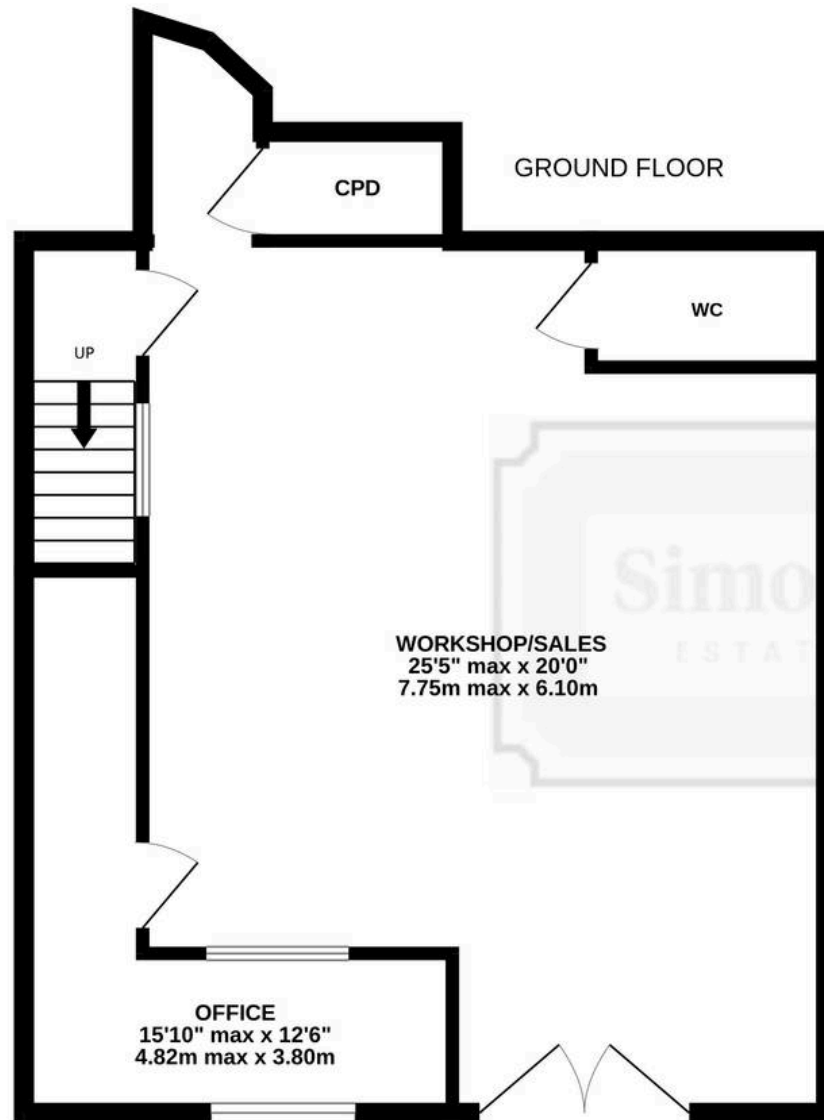


**Unit Behind 6 Church Street**

Horbury, Wakefield

**£950 pcm**





CHURCH STREET

TOTAL FLOOR AREA : 1020sq.ft. (94.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## UNIT TO THE REAR OF 6 CHURCH STREET

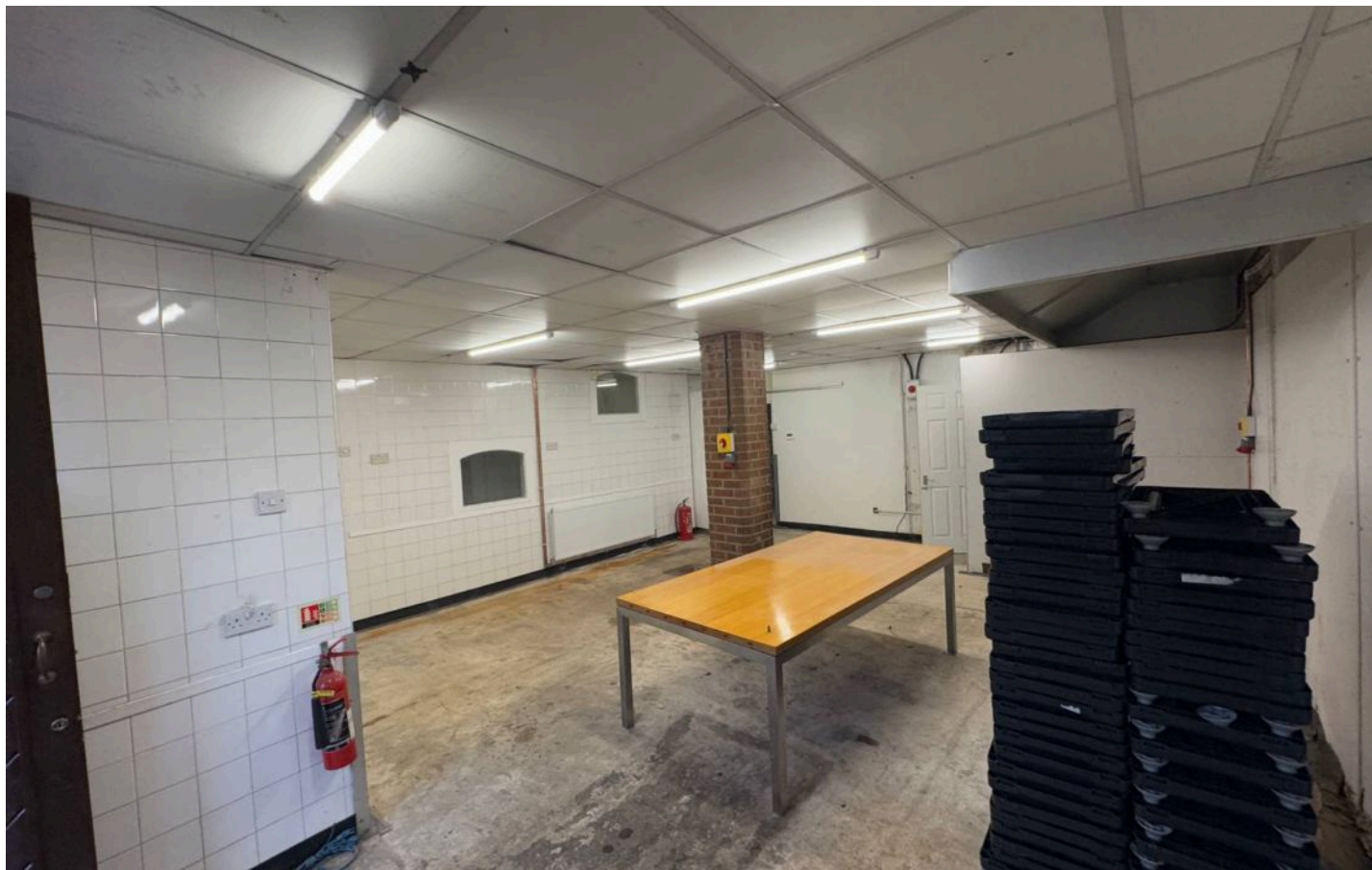
Horbury, Wakefield

Tenure: Leasehold

COMMERCIAL UNIT SUITABLE FOR A VARIETY  
OF USES TUCKED AWAY FROM THE MAIN  
ROAD WITHIN GATED YARD IDEAL FOR  
STORAGE OR WORKSHOP OCCUPIERS

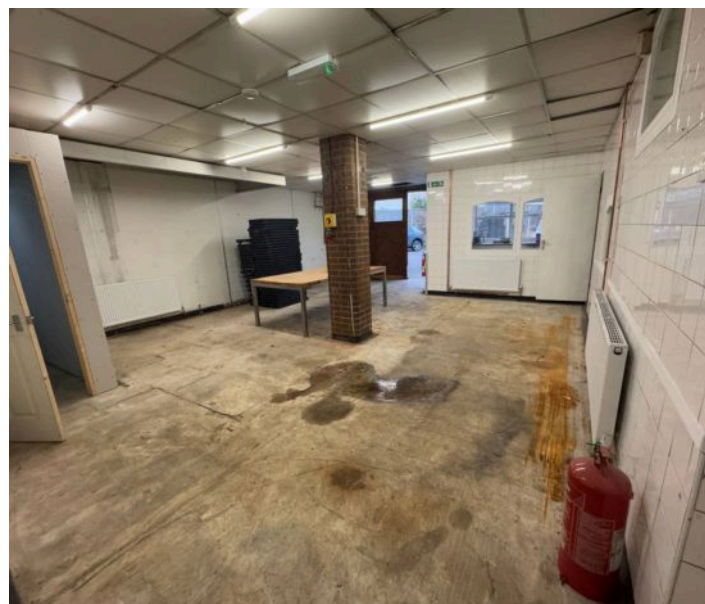
- Close to Horbury Town Centre
- Light industrial unit
- Roller shutter door
- Gated yard





The property is located just off Church Street, a short distance from Horbury High Street and less than 0.5 mile from A642 Northfield Lane.

The property is a single storey brick-built property with roller shutter door to the front.



Internally there is an open plan space with a couple of small offices/stores. There are stairs leading to loft space has been converted to provide further storage if required.



The property benefits from three phase electric and has space for 2 cars to the front of the unit which is set within a shared yard which is gated.

Flexible lease terms are available at a quoting rent of £950 per month (excluding VAT)

The tenant is responsible for the Business Rates but is advised to speak to the local authority as they may qualify for small business relief on the property depending on the Tenants circumstances.



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

Details printed 12/02/2025.





## Simon Blyth Estate Agents

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