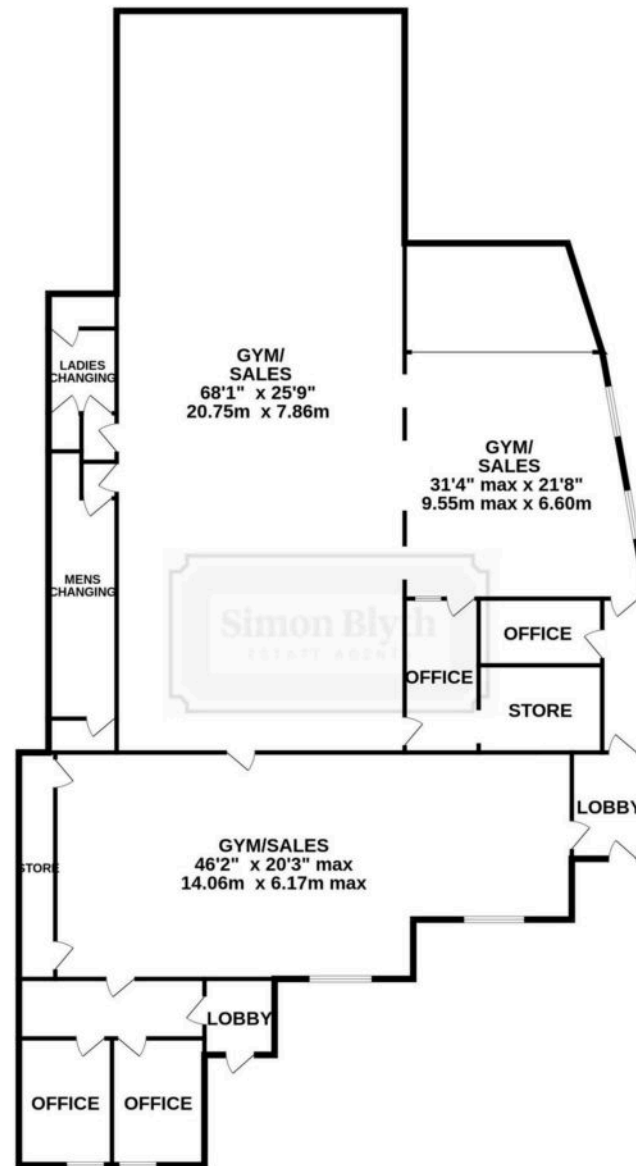




**The Beeches, Barnsley Road, Hemsworth**  
Pontefract

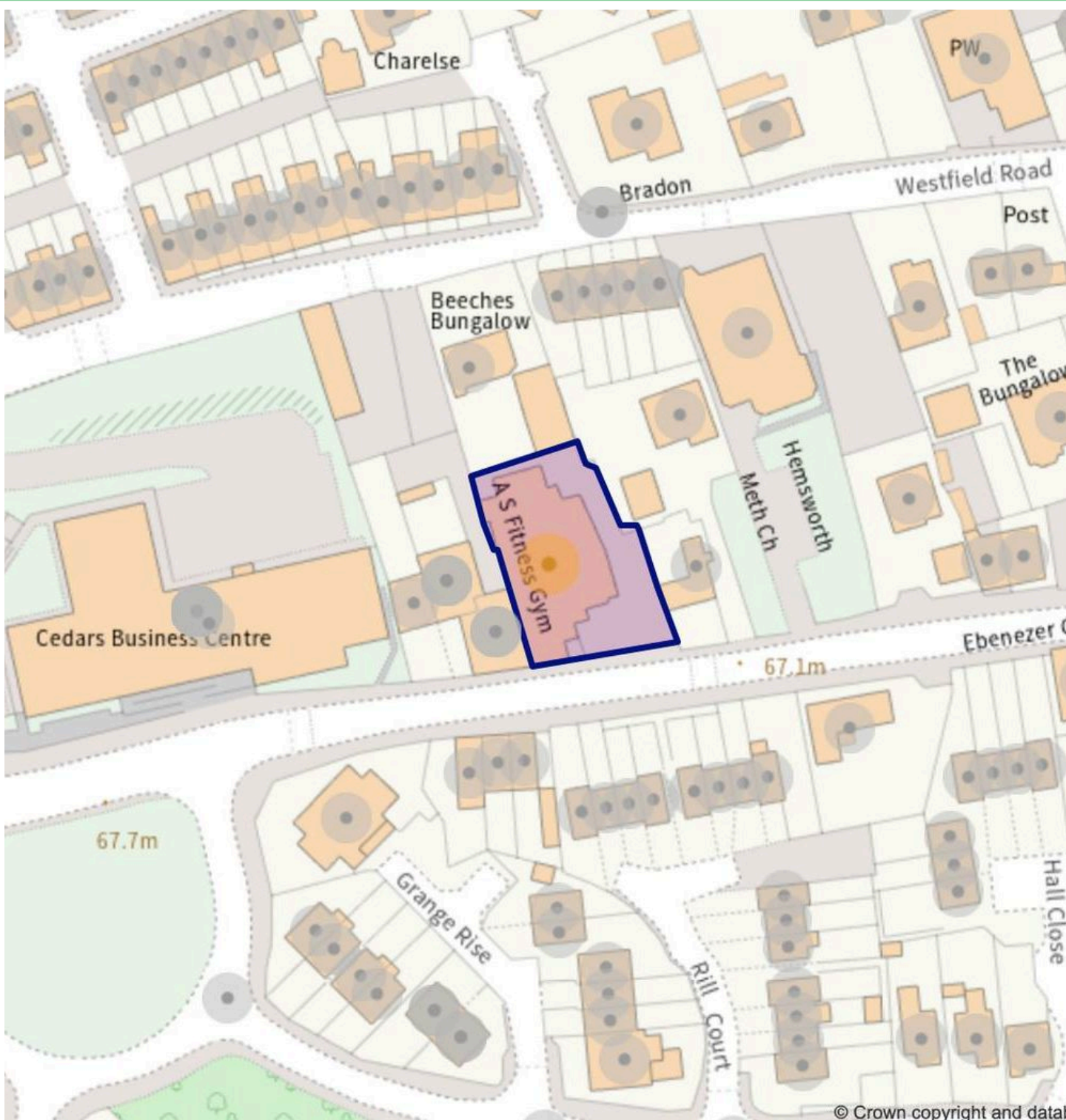
Offers Over **£200,000**



BARNSELY ROAD

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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## The Beeches, 24, Barnsley Road

Hemsworth, Pontefract

Tenure: Freehold

Fantastic Opportunity to purchase a detached roadside commercial property with off road parking suitable for a variety of uses within walking distance to the centre of Hemsworth. With large open plan rooms and extending to approx. 4,145 sq ft (385 sq m), the property has huge potential and benefits from off road parking to the front and side. Viewing is highly recommended to appreciate what the building has to offer.

- Of interest to owner occupiers, investors or developers
- Detached commercial property formally used as a gym but suitable for a variety of different uses (STP)
- Roadside position
- 4,145 sq ft (385 sq m)

**Best & Final offers over £200,000 to be submitted by 12 noon on Thursday 29th May 2025**

- Of interest to Investors, Owner occupiers and Developers
- Main road Frontage
- Detached commercial building previously used as a gym but suitable for a variety of uses (STP)
- 4,145 SQ FT (385 SQ M)







## LOCATION

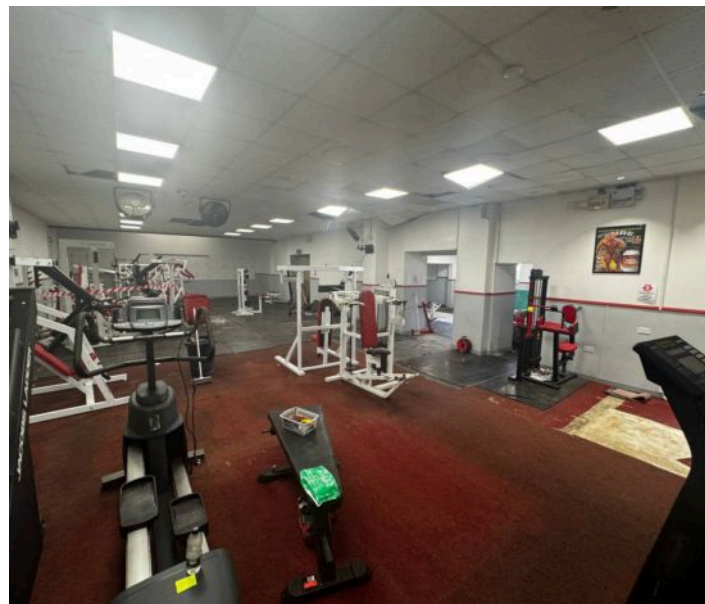
The property is located on Barnsley Road, a very short distance from Hemsworth Town Centre. There is a good mix of residential and commercial units in the immediate vicinity. Hemsworth serves a number of surrounding villages with good road networks to surrounding towns and villages.

## PROPERTY

The Beeches is a brick built detached single storey property that dates back to 1916 when it was used as a Working Mens Club & Institute. Its most recent use has been of a gym and Sports Therapy rooms, but the layout, size and position of the property does lend itself to be suitable for a variety of occupiers.

The property has two entrances, internally there are three large open plan rooms, 4 private offices and male and female w.c's. The total gross area is 4,145 sq ft (385 sq m).

Externally there is car parking to the front and side of the property. The previous occupier had started an extension to the rear, there are single block walls that have been built, this could either be carried on to create a good size room which would be accessed internally from the rear of the building or easily removed to create further outdoor space if required.





### **RATEABLE VALUE**

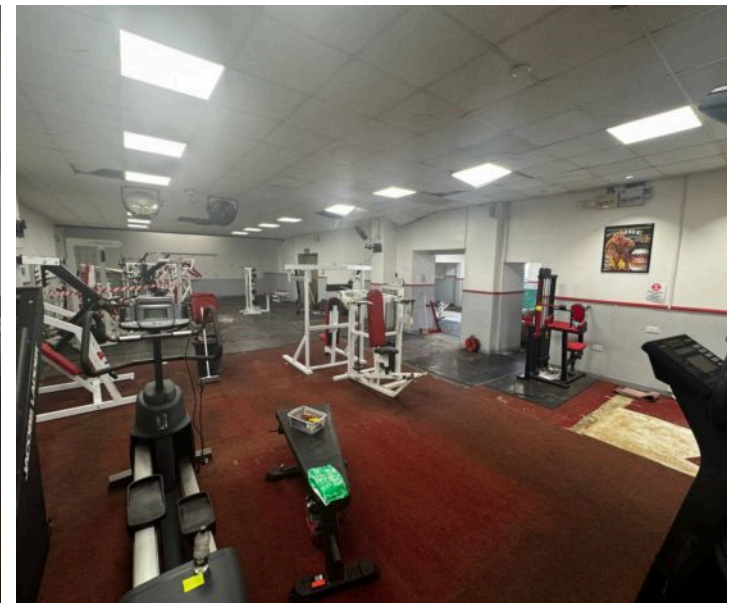
We have been verbally informed by the local authority that the property has a rateable value of £13,000. Interested parties are advised to make their own enquiries.

### **PLANNING**

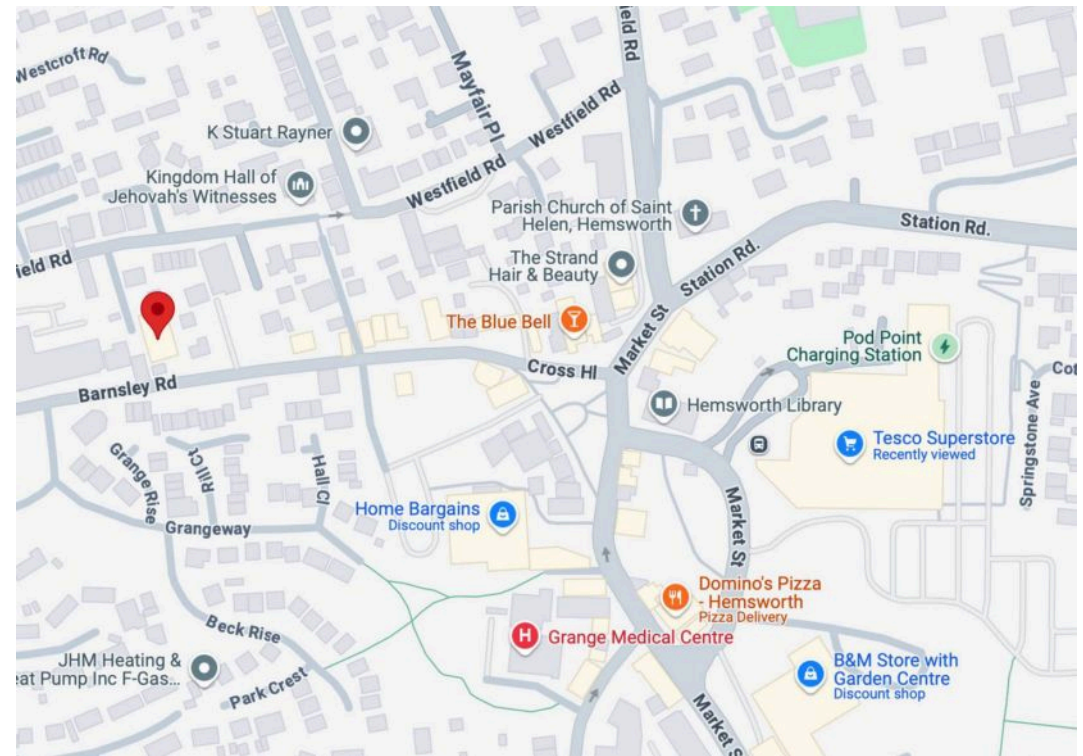
The property had previously been used as a gym, interested parties are advised to make their own enquiries to the planning department at Wakefield Council.

### **PRICE**

Best & Final offers over £200,000 to be submitted by 12 noon on Thursday 29th May 2025









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 - 06/03/25





## Simon Blyth Estate Agents

Simon Blyth Estate Agent, 29 Hollowgate, Holmfirth - HD9 2DG

01484 689689

[commercial@simonblyth.co.uk](mailto:commercial@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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