

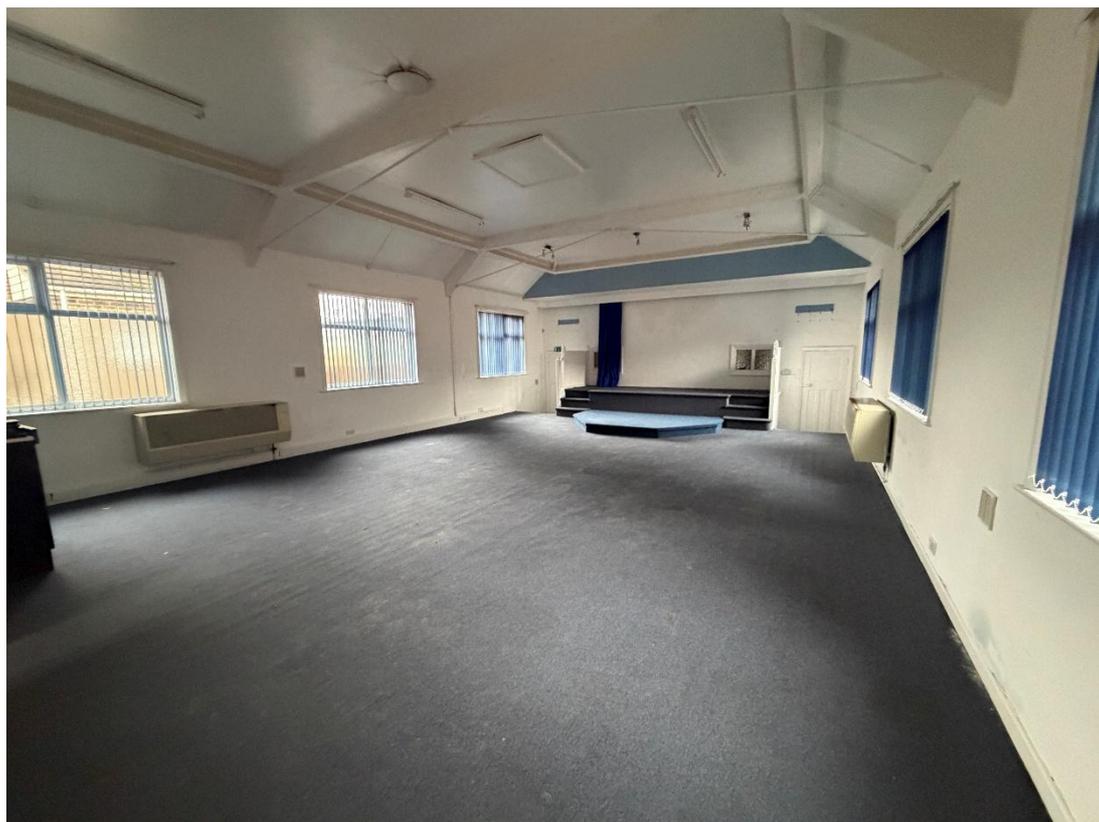


Elm Chapel, Little Lane, South Elmsall, WF9 2NJ



WE ARE PLEASED TO OFFER FOR SALE A VERSATILE DETACHED COMMERCIAL BUILDING SITUATED JUST OFF THE MAIN ROAD THROUGH SOUTH ELMSALL. WITH OFF ROAD PARKING, ELM CHAPEL OFFERS 1,715 SQ FT (158.96 SQ M) OF PREDOMINATELY OPEN PLAN SPACE AND WOULD SUIT FOR A VARIETY OF COMMERCIAL USES WITH EVEN THE POSSIBILITY OF RESIDENTIAL CONVERSION (SUBJECT TO NECESSARY CONSENTS). FOR SALE THROUGH MODERN METHOD OF AUCTION, VIEWING IS HIGHLY RECOMMENDED

GUIDE PRICE £90,000



The property is situated on Little Lane, close to its junction with Barnsley Road in the centre of South Elmsall. Close to local amenities, the property is situated close to the main road through the town close to Aldi, Asda and Home Bargains as well as local shops.





Elm Chapel is a brick built single storey building with pitched tiled roof and double glazed UPVC windows throughout. An entrance hallway with w.c's at either side leads through to a large open plan hall which has an abundance of natural light and high ceilings. There is a small raised stage to one end and doors either side lead through to rooms at the back where there is a store area, kitchen and small office and a door giving access to the rear. The gross internal area of the property is 1,715 sq ft (158.96 sq m).





Externally there is a small area to the front of the property and an area to the side which is secured to the roadside by double gates. The external area wraps around the rear of the property and is secured by fencing to all sides.

Please note: Part of the land to the rear is held on a separate title which the current vendor is seeking possessory title over. The land has been used exclusively by the vendor during their ownership and further information is available within the legal pack.





The property is offered for sale via Modern Method of auction starting guide price is £90,000, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

VIEWINGS

For further information or to book an appointment to view, please contact Wakefield office on 01924 361631

VIEWING NOTES



MAIN CONTACTS

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OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00



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