



Cross Hill  
Hemsworth  
Pontefract  
West Yorkshire  
WF9 4LQ

Offers in Excess of £204,000

bettermove 

# Cross Hill Pontefract

Bettermove are proud to welcome to the market this exciting high street commercial unit for sale in Hemsworth, available with no forward chain.

The property is a freehold title with a ground floor takeaway unit which is currently vacant, and first floor taxi rank which is currently tenanted, and will be sold with the tenants in situ for immediate investment.

The ground floor comprises a takeaway with all kitchen equipment sold as seen, including grill, pizza oven, fryers and fridges. The first floor consists of an office currently used as a taxi rank with several rooms and two WCs available. There is ample land at the back of the property included which can be used as off street parking.

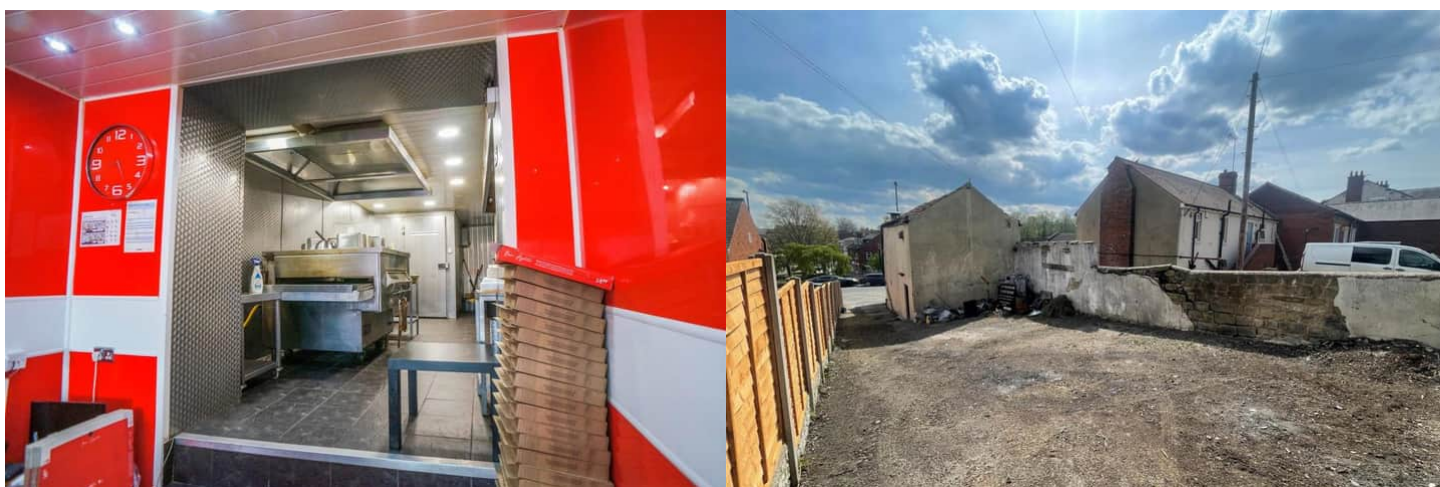
Located in the popular town of Hemsworth, the property is situated among several other high street commercial units including shops, supermarkets and pubs. Transport connections can be found from the A628, A638, M1, A1, Fitzwilliam and Moorthorpe rail stations.

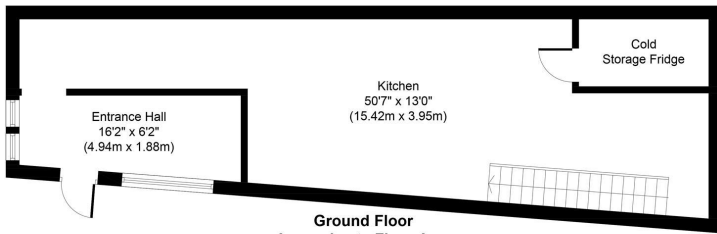
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

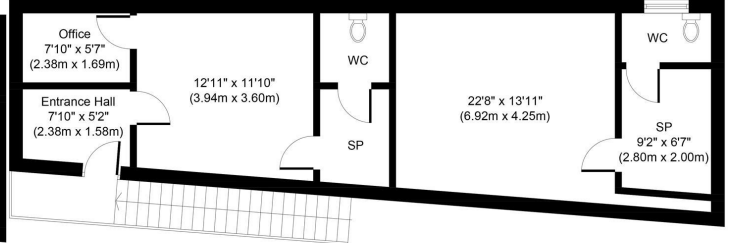
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





**Ground Floor**  
Approximate Floor Area  
638 Sq. ft.  
(59.3 Sq. m.)



**First Floor**  
Approximate Floor Area  
638 Sq. ft.  
(59.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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