

# PROMINENT HIGH STREET RETAIL UNIT TO LET



1-3 Salter Row, Pontefract, WF8 1BA

- 7,230 sq ft (672 sq m)
- £48,000 per annum
- Ground and first floor
- Excellent high street position
- Close to public car parks
- Staff facilities



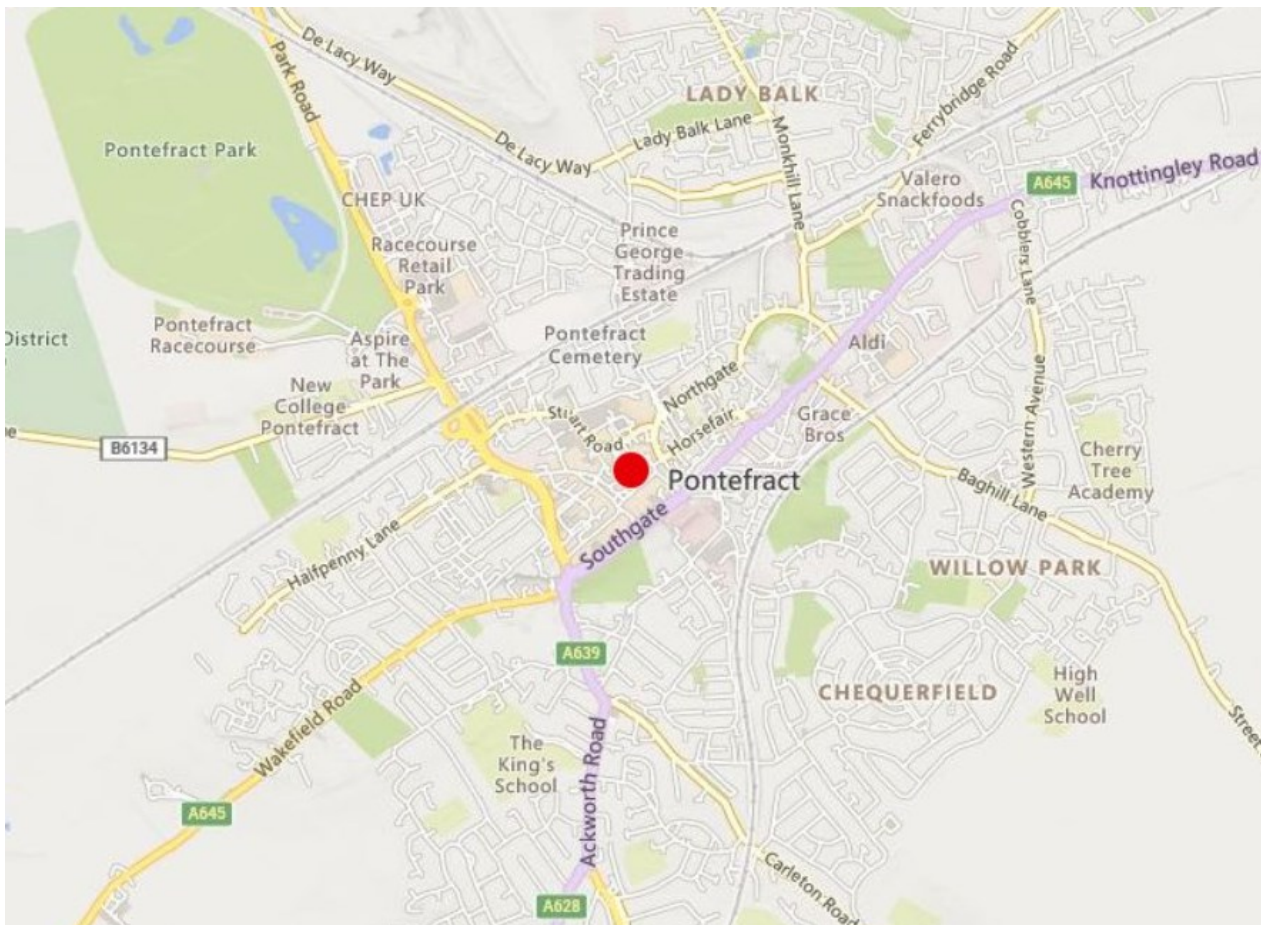
## DESCRIPTION

This is a substantial ground floor retail unit with first floor storage and staff areas. The unit is located in the heart of the town centre within a pedestrianised area with excellent footfall. The ground floor, which benefits from double and return frontage, is broadly open plan with rear loading door and electric roller shutter access to the front. The first floor comprises of ample storage space plus staff facilities including staff room and toilets.

The landlord would consider splitting the unit if the proposal was agreeable.

## LOCATION

The property occupies a premier trading position on Salter Row, near Market Place which is the main pedestrian shopping area in the centre of Pontefract. Nearby occupiers include Marks & Spencers, Boots, Tesco, EE, Bodycare and Gregg's . Pontefract is well served with car parking which is currently free for 2 hours. The town also benefits from having excellent access to the M62 Motorway.



## ACCOMODATION

GF

Total approx. floor area = 2,030 sq ft

FF

83ft 6in x 70ft = 5,200 sq ft

**Total net area = 7,230 sq ft**

## SUMMARY

<b>RENT</b>	£48,000 per annum
<b>LEASE</b>	Full Repairing and Insuring.
<b>RATEABLE VALUE</b>	£60,500
<b>SMALL BUSINESS RATES RELIEF</b>	Not applicable. For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	B-49

## VIEWINGS & FURTHER ENQUIRIES



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## GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created December 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.