

GROUND FLOOR RETAIL UNIT TO LET



27 Market Place, Pontefract, WF8 1AG



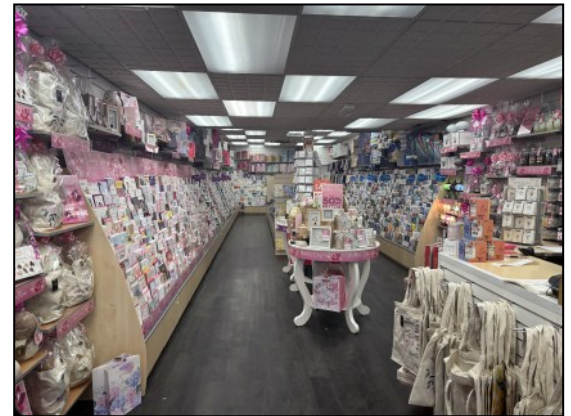
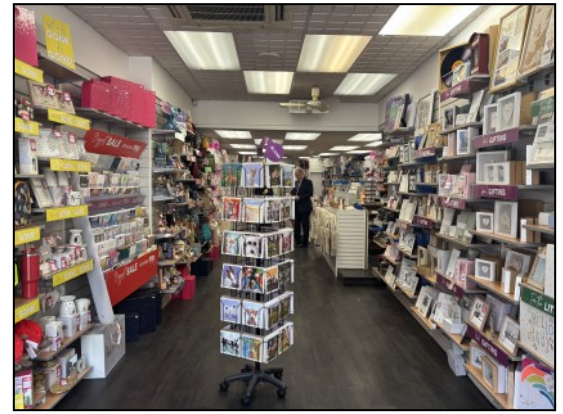
- 1,443 sq ft (134.33 sq m)
- Excellent shop frontage
- Broadly rectangular
- Available from mid August
- Located in the heart of Pontefract town centre
- Useful basement storage
- Kitchen & Wc facilities
- Would suit a variety of uses

DESCRIPTION

This is a very prominently positioned ground floor shop located in the heart of Pontefract town centre. The property offers a broadly rectangular area with useful basement storage. The layout is predominantly open plan with Wc facilities and staff area to the rear.

LOCATION

The property is located on Market Place in Pontefract town centre which is the main pedestrian shopping area. Other nearby traders include Santander, Novus Health, Greggs, Bodycare and WH Smiths.



ACCOMMODATION

Front retail area- 78ft x 13ft 7in = 1,059 sq ft

Rear retail area- 23ft 8in x 14ft 3in = 337 sq ft

Staff Area including kitchenette - 8ft 3in x 6ft 1in = 50 sq ft

Total net internal area- 1,446 sq ft (134.44 Sq M)

SUMMARY

SIZE	1,446 sq ft (134.44 sq m)
RENT	£25,000 per annum
LEASE TERM	Full Repairing and Insuring Basis
RATEABLE VALUE	£15,250
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-67

VIEWING & 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 prepared March 2025 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.