

PONTEFRACT WF8 1AT

28/30 MARKET PLACE

HUGELY PROMINENT LOCATION WITH CAFÉ POTENTIAL

LOCATION

This market town is c.15 miles equidistant between Leeds and Doncaster, just off the A1(M) and M62 intersection.

The town population of 34,000 is swelled by race-goers and tourists visiting “the liquorice capital” and Pontefract Castle.

A prominent store overlooking Market Place (open market 2/3 days per week), it lies between **Boots/M&S Food Hall/Peacocks** on Beastfair and national multiples in Salter Row including **Card Factory, Wilkos** and **Home Bargains**. **B&M, WH Smith** and **Dorothy Perkins** are directly opposite.

ACCOMMODATION

The premises comprise the following approximate dimensions and net floor areas:-

Gross Frontage	50'6"	15.39m
Return Frontages (av)	34'0"	10.36m
Internal Width (av)	52'0"	15.85m
Shop Depth (max)	43'0"	13.01m

Ground Floor Sales	1,948 sq ft	180.98 sq m
Ground Ancillary	67 sq ft	6.22 sq m
Basement Ancillary (max)	1,618 sq ft	150.32 sq m

RENT

Offers in the region of £ 39,500 per annum are invited.

LEASE

New FRI lease for a term to be agreed, subject to upward only rent reviews every 5 years.



COSTS

Each party to pay their own costs.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 52,000
UBR (2020/2021)	51.2p
Rates Payable (2020/2021)	£26,624
Estimated Payable with Retail Relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

VAT

Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please direct all enquiries to Brassington Rowan:

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or our joint agents:

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SUBJECT TO CONTRACT



Experian Goad Plan Created: 15/09/2020
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