



To Let

45 Southgate, Pontefract WF8 1LN

- Large double-fronted ground floor retail/leisure unit.
- Extending to approximately 5,317 Sq. ft (493.96 Sq. m).
- Suitable for a variety of retail, leisure and other uses.
- Situated in prominent position with parking.

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Location & Situation

The property is situated in a prominent position along Southgate in Pontefract. The surrounding area comprises various retailers, leisure uses and residential and is within walking distance of Pontefract's main amenities.

Pontefract is located approximately 13.5 miles south east of Leeds and 9 miles east of Wakefield.

Description

The property comprises of a large double-fronted ground floor retail premises with rear kitchen and W/c facilities in situ. The space is predominantly open plan with three-tier stepped levels and is suitable for a variety of uses.

The property has frontage benefitting for a number of off-street car parking.

Planning

We understand the ground benefits from use class E.

Services

We understand electricity, water, and drainage are connected to the property. Three phase electricity is also available.

EPC

We understand the EPC for the property is "A".

Accommodation

The ground floor accommodation is approximately 5,317 sq. ft (493.96 sq. m)

Business Rates

We are informed the rateable value for the property is £21,750. Interested parties are advised to confirm the accuracy by contacting the local authority Wakefield District Council.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

We are advised VAT is not payable at the prevailing rate.

Terms

The entire ground floor is available by way of assignment of the existing lease terms. Further details are available upon application.

New lease terms are also available subject to negotiation.

Viewings are strictly through appointment via us as sole agent.

Contact: Jonathan Barker

T: 0113 830 0799

M: 07432534668

E: jonathan@barkerproperty.uk

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