West Yorkshire WF8 1AG

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





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Property Information

Freehold Retail Investment

- Let to B&M Retail Ltd on a new 5 year lease until July 2030 (no breaks)
- Tenant in occupation for over 10 years
- Substantial shop of approx. 2,584 sq m (27,796 sq ft)
- Recently rebased rent (previously £129,000 pa)
- Prominent town centre location
- Nearby occupiers including M&S Foodhall, Boots, Specsavers, Greggs, KFC. Shoezone and Pontefract Market Halls

Lot Auction

25 30th October 2025

Rent Status £70,000 per Annum Exclusive Available

Sector Auction Venue
High Street Retail Live Streamed Auction

Location

Miles 14 miles south-east of Leeds City Centre

Roads A6

Rail Pontefract Baghill, Pontefract Tanshill Railway Station

Air Leeds Bradford Airport

Situation

The property occupies a prominent position on the south side of Market Place in the town centre, benefitting from substantial return frontage onto Valley Road. Nearby occupiers include M&S Foodhall, Boots, Specsavers, Greggs, KFC and Shoezone. The property benefits from being opposite Pontefract Market Halls, offering indoor and outdoor market stalls 6 days a week and public car parking along Valley Road.

Tenure

Freehold.

EPC

The EPC is available to view online in the solicitor's legal pack.

Description

The property comprises a substantial and prominent three-storey building, providing ground floor retail accommodation together with ancillary accommodation on the basement and first floors. The property benefits from rear car parking and access via Southqate.

VAT

VAT is applicable to this lot.

DISCLAIME

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Basement First	Retail Ancillary Ancillary	860.80 860.80 860.80		B & M RETAIL LIMITED t/a B&M (1)	5 years from 18/07/2025	£70,000 (2)
Total		2,584.40	(27,796)			£70,000

⁽¹⁾ B&M Retail Ltd

⁽²⁾ The lease provides for a 6 month rent free period until 17/01/2026, the Seller will 'top-up' the rent from completion of the sale until the end of the rent free period. N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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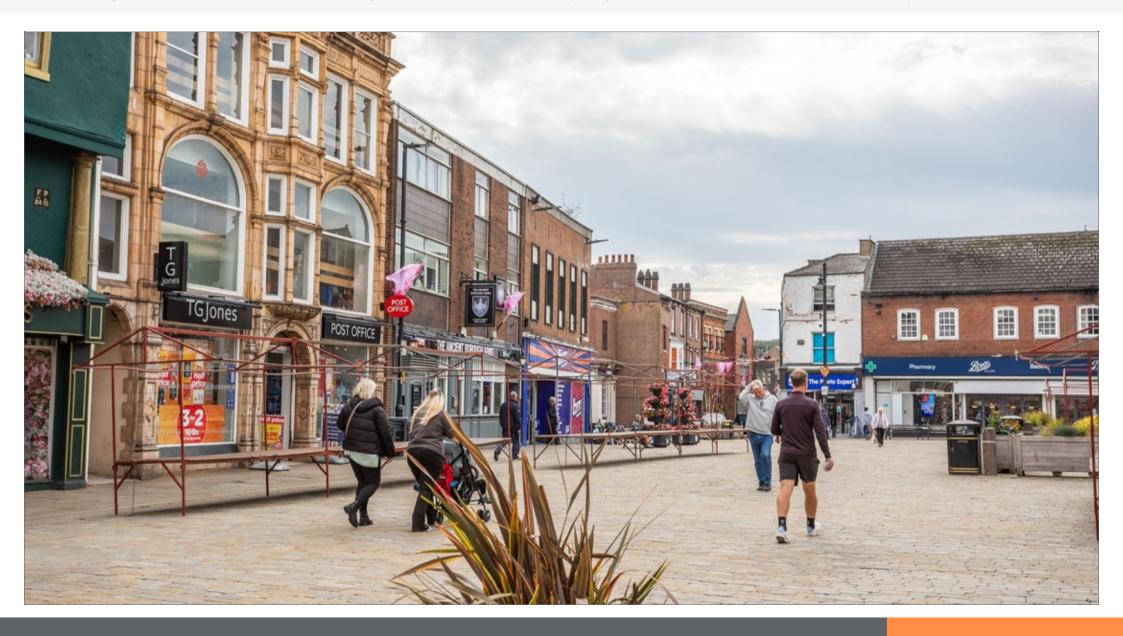




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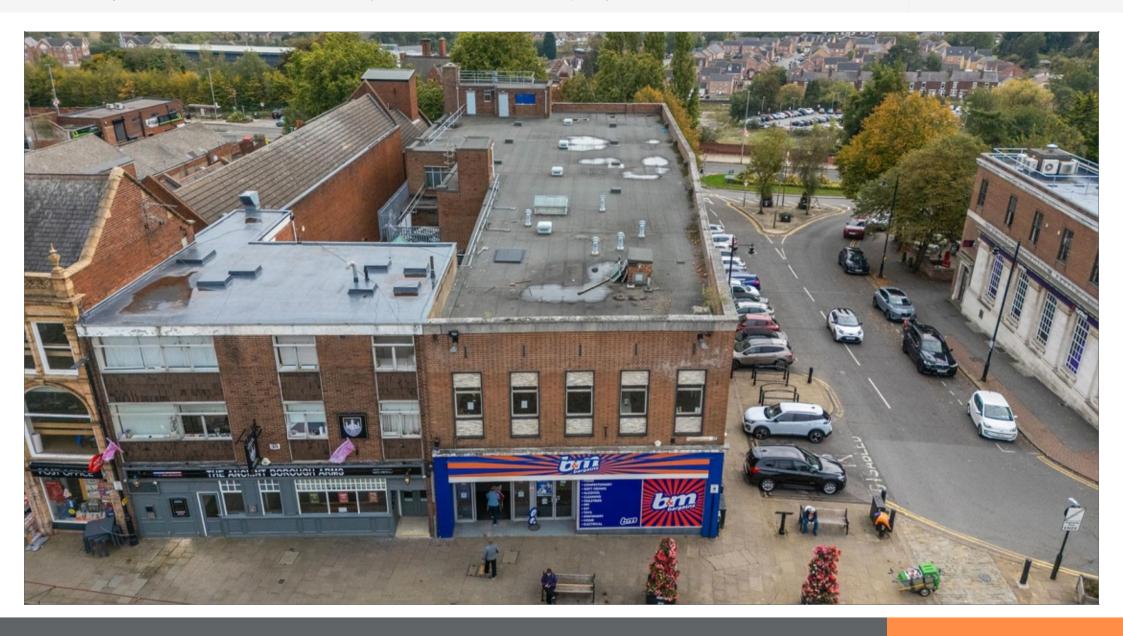




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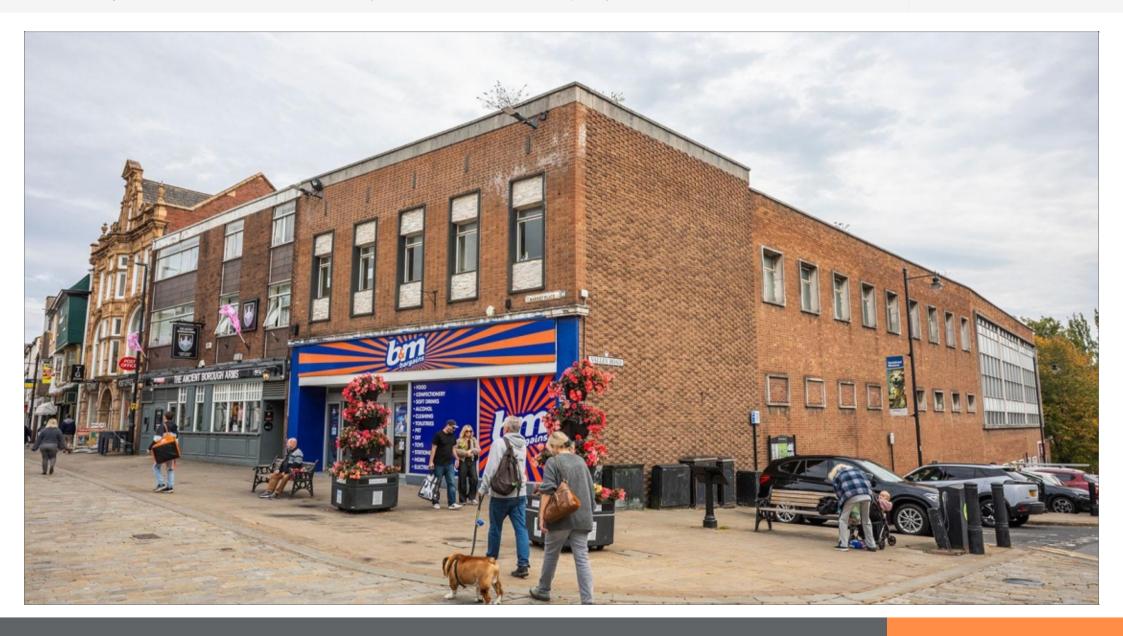




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Contacts

Acuitus

Charlie Powter +44 (0)20 7034 4853 +44 (0)7768 120 904 charlie.powter@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk

Seller's Solicitors

Gordons LLP Riverside West Whitehall Road Leeds West Yorkshire LS1 4AW

Jennifer Stead 0113 227 0337 Jennifer.Stead@gordonsllp.com

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