

Lot 25, B&M, 43-45 Market Place, Pontefract,

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For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)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
25

Auction
30th October 2025

Rent
£70,000 per Annum Exclusive

Status
Available

Sector
High Street Retail

Auction Venue
Live Streamed Auction

Location

Miles	14 miles south-east of Leeds City Centre
Roads	A645
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 Southgate.

VAT

VAT is applicable to this lot.

DISCLAIMER

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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	Retail	860.80	(9,265)	B & M RETAIL LIMITED	5 years from 18/07/2025	£70,000
Basement	Ancillary	860.80	(9,265)	t/a B&M		(2)
First	Ancillary	860.80	(9,265)	(1)		
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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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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