

# Lot 24, 28/32 Market Place & 1/3 Shoemarket, Pontefract, West Yorkshire WF8 1AT

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



Freehold Retail and Dental Surgery Investment (with Recent Planning for Residential on Second Floor)

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail and Dental Surgery Investment (with Recent Planning for Residential on Second Floor)

- Prominently located charity shop and dental surgery, with planning permission recently granted for 3 flats on the vacant second floor
- Shop let to SENSE on lease expiring June 2033 (subject to option)
- Dental surgery let to Modern Arts Dental Limited until December 2033 (subject to option)
- Dental surgery 2026 break option not exercised
- Vacant second floor (1,880 sq ft) with Planning Permission granted in February 2026 for conversion to 3 Residential flats
- Prominent town centre location, overlooking Market Place and Pontefract Open Market
- Nearby occupiers include M&S Foodhall (opposite), Tesco Superstore, B&M, Boots the Chemist, TGJones, Holland & Barrett, Greggs & KFC

**Lot** 24  
**Auction** 11th June 2026

**Rent**  
£45,000 per Annum Exclusive  
plus Vacant Second Floor with Planning for Residential conversion

**Sector** High Street Retail, Residential, Development  
**Status** Available

On Behalf of Trustees  
**Auction Venue** Live Streamed Auction

### Location

**Miles** 9 miles east of Wakefield, 14 miles south-east of Leeds  
Roads; A1(M) (Junction 41), A639, A645, M62 (Junctions 32 and 33)

**Rail** Pontefract Baghill Railway Station

**Air** Leeds/ Bradford International Airport

### Situation

The property is prominently situated on the north side of Market Place, at its junctions with both Shoemarket and Beastfair, in the heart of the town centre. Nearby occupiers include M&S Foodhall (opposite), Tesco Superstore, B&M, Boots the Chemist, TGJones, Holland & Barrett, Greggs & KFC.

### Tenure

Freehold.

### EPC

Band D.

### Description

The property comprises a large shop arranged on the ground floor and basement, a dental surgery on the first floor and vacant separately-accessed former office accommodation on the second floor, with planning permission to convert to residential.

### VAT

VAT is applicable to this lot.

### Planning

Planning permission was granted on 05/02/2026 from Wakefield Council (R: 25/01957/FUL) for the change of use from Offices to 3 Residential flats on the second floor. ([www.wakefield.gov.uk](http://www.wakefield.gov.uk)) (t: 0345 8506 506 e: [devcontrol@wakefield.gov.uk](mailto:devcontrol@wakefield.gov.uk))

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail/Ancillary Ancillary	160.00 98.70	(1,722) (1,062)	SENSE, THE NATIONAL DEAFBLIND AND RUBELLA ASSOCIATION (2) (t/a SENSE)	10 years from 30/06/2023 (4)	£35,000	30/06/2028
First	Dental Surgery	174.00	(1,872)	MODERNARTS DENTAL LIMITED (3) (t/a Modern Arts Dental) with a personal guarantee until December 2028	10 years from 18/12/2023 (5)	£10,000	-
Second	Former Offices	174.72	(1,880)	VACANT (see planning paragraph)	-	-	-
<b>Total</b>		<b>607.42</b>	<b>(6,536)</b>			<b>£45,000</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(2) Sense, The National Deafblind and Rubella Association, operate in over 100 stores across the UK ([www.sense.org.uk](http://www.sense.org.uk)).

(3)([www.modernartsdental.com](http://www.modernartsdental.com)).

(4) The lease provides for a Tenant option to determine on 30/06/2028.

(5)The lease provides for a Tenant option to determine on 18/02/2029.

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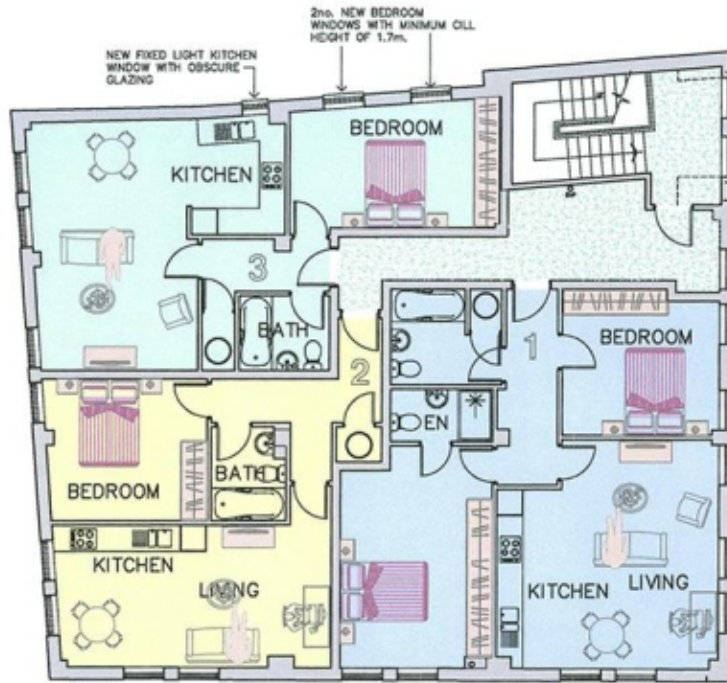
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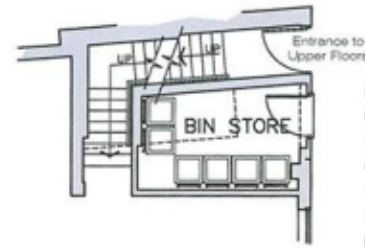


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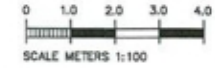


Second Floor Plan



Part Ground Floor Plan

**Proposed Floor Plans**



1. ALL DISCREPANCIES TO BE REFERRED TO THE ARCHITECT BEFORE COMMENCING.
2. THIS DRAWING IS COPYRIGHT

APARTMENT	AREA	BEDROOMS	PERSONS
ONE	70.0m <sup>2</sup>	2	4
TWO	45.7m <sup>2</sup>	1	1
THREE	50.2m <sup>2</sup>	1	2

**A WINDOW ADDED TO FLAT 3 BEDROOM** 19/06/2023

Rev.	Description	Date
01	PLANNING ISSUE	

**PAUL LUNN Architectural**

PAUL LUNN Architectural Limited  
Registered in England and Wales No. 1028277  
Registered Office: 1 Bruce Park, Wetherby, Leeds, West Yorkshire LS23 7BQ  
01937 545432 paul@paullunn.co.uk

Client: D&A (2061) Ltd. and D&A (2062) Ltd.

Project: 28-32 Market Place & 1 & 3 Shoemarket Pontefract, West Yorkshire WF8 1AT

Drawing Title: PROPOSED PART GROUND FLOOR AND SECOND FLOOR PLANS

Scale	Date	Drawn By
1:100	28-04-2023	P.V.L.

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## Contacts

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### Seller's Solicitors

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