

Lot 79

Freehold Retail and Residential Opportunity

1 Market Place, Pontefract, West Yorkshire WF8 1AG

Freehold Retail and Residential Opportunity



Key Details

- Predominant position in a pedestrianised location
- Recently refurbished residential flats
- Nearby occupiers include Betfred, Barclays Bank, Vodafone, Lloyds Pharmacy and Greggs
- Opposite Pontefract's street market

On behalf of a Major Fund Manager

Location

Miles: 15 miles south-east of Leeds
15 miles north of Doncaster
30 miles east of Huddersfield

Roads: A639, A645, M62, A1(M)

Rail: Pontefract Baghill Station

Air: Leeds Bradford Airport

Situation

Pontefract is a historic market town in West Yorkshire, situated some 15 miles south-west of Leeds. The property is located on the south side of a pedestrianised street, occupying a prominent corner position adjoining Market Place to Gillygate, close by to Pontefract Market. Other nearby occupiers include Betfred, Barclays Bank, Vodafone, Lloyds Pharmacy and Greggs.

Description

The property comprises a ground floor retail unit with two self-contained flats on first and second floors which have been recently refurbished.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	217.02 sq m (2,336 sq ft)	VACANT POSSESSION
First	Residential	One bed flat	(-) VACANT POSSESSION
Second	Residential	Two bed flat	(-) VACANT POSSESSION
Total Commercial Area		217.02 sq m (2,336 sq ft)	



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