

# 1 Market Place, Pontefract, West Yorkshire WF8 1AG

Freehold Retail and Residential Opportunity

**Lot 38**

£5,400 per annum  
exclusive



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	89.19 sq m (960 sq ft)	VACANT (1)	-	-	-
First	Ancillary	12.92 sq m (139 sq ft)				
First	Residential	One bed flat	(-) INDIVIDUAL	6 Month Assured Shorthold Tenancy from 14/12/2018	£5,400	13/06/2019
Second	Residential	Two bed flat	(-) VACANT	-	-	-
<b>Total Commercial Area</b>		<b>102.11 sq m (1,099 sq ft)</b>			<b>£5,400</b>	

(1) The retail unit is currently occupied by a charity on a short term agreement which can be terminated by either party on 2 weeks' notice.

### 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 first floor ancillary accommodation and 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.



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