

To Let or For Sale



Pontefract

1-3 Salter Row, WF8 1BA

Total Area: 7,068 sq ft / 656.64 sq m

Rent: £75,000 PAX

Location & Description:

- **Pontefract is a historic market town in the Metropolitan Borough of Wakefield.**
- **The unit occupies a prime position, fronting the pedestrianised Salter Row.**
- **Salter Row forms part of the main retail pitch in Pontefract with nearby occupiers including Argos, Home Bargains, Halifax, Holland & Barrett and Card Factory. The entrance to Pontefract Market is also directly opposite.**
- **The premises provide excellent ground floor sales accommodation with first floor storage space.**

Demise:

Ground Floor 5,088 sq ft (472.7 sq m)

First Floor 1,980 sq ft (184 sq m)

Rent:

£75,000 per annum exclusive.

Price:

The property could be made available on a freehold basis. Price on application.

Tenure:

Subject to vacant possession, the unit is available by way of a new effectively full repairing and insuring lease, for a term to be agreed. Alternatively, the freehold could be made available.

EPC:

Energy Performance Rating Assessment – B.

Full details available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £60,500

Date Prepared:

May 2024

Contact Us:

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Pontefract



50 metres

Experian Goad Plan Created: 02/05/2024
Created By: Barker Proudlove Ltd



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