



HIGH STREET PROPERTY / CLASS E

1-3 Salter Row, Pontefract, WF8 1BA



**TO LET/
FOR SALE**

Rent: £75,000 P A

Total Area

7,637 Sq ft / 710 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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.

Accommodation:

The premises provide excellent ground floor sales accommodation with first floor storage space.

Demise:	Sq Ft	Sq M
Ground Floor	5,372	499
First Floor	2,265	210

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.

Business Rates:

The premises currently has a rateable value of £60,500. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

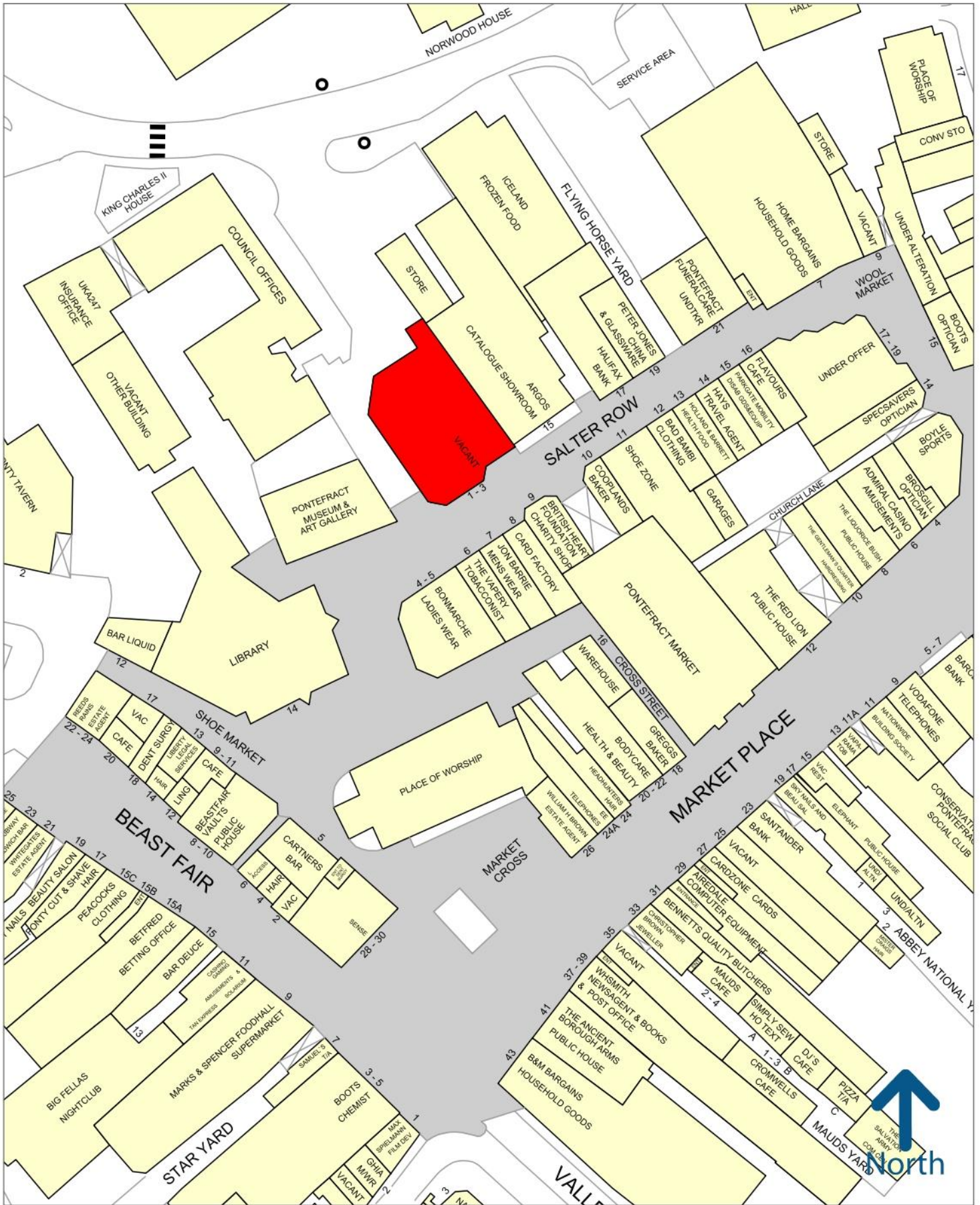
VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

December 2023

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50 metres

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