

To Let



Pontefract

12 Salter Row, WF8 1BA

Ground Floor: 755 sq ft (70.14 sq m)

Rent: £24,000 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 premises provide excellent ground floor sales accommodation with first floor storage space.
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Demise:

Ground Floor 755 sq ft (70.14 sq m)

First Floor 504 sq ft (46.82 sq m)

Rent:

£24,000 per annum exclusive.

Lease:

A new full repairing and insuring lease for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own fees.

Rating Assessment:

Rateable Value (April 2023) - £14,500.

Date Prepared:

September 2024

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:**James Lamming**

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Pontefract



50 metres
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