

To Let



Pontefract

14 Woolmarket, WF8 1BA

Ground Floor: 1,159 sq ft (107.67 sq m)

Rent: £26,000 pax

Location & Description:

- Pontefract is a historic market town in the Metropolitan Borough of Wakefield.
 - The unit occupies a prime position, fronting the pedestrianised Woolmarket.
 - Woolmarket forms part of the main retail pitch in Pontefract with nearby occupiers including Specsavers, 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 1,159 sq ft (107.67 sq m)

First Floor 513 sq ft (47.66 sq m)

Rent:

£26,000 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) - £16,500.

Date Prepared:

March 2025

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:

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