

# To Let



## Pontefract

14 Woolmarket, WF8 1BA

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

Rent: £26,000 pax

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**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

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