

Leeds Office: 0113 388 4848

# To Let



## Pontefract

14 Woolmarket, WF8 1BA

Ground Floor: 1,159 sq ft (107.67 sq m) Rent: £26,000 pax

### Barker Proudlove

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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.

#### 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

#### Contact Us:

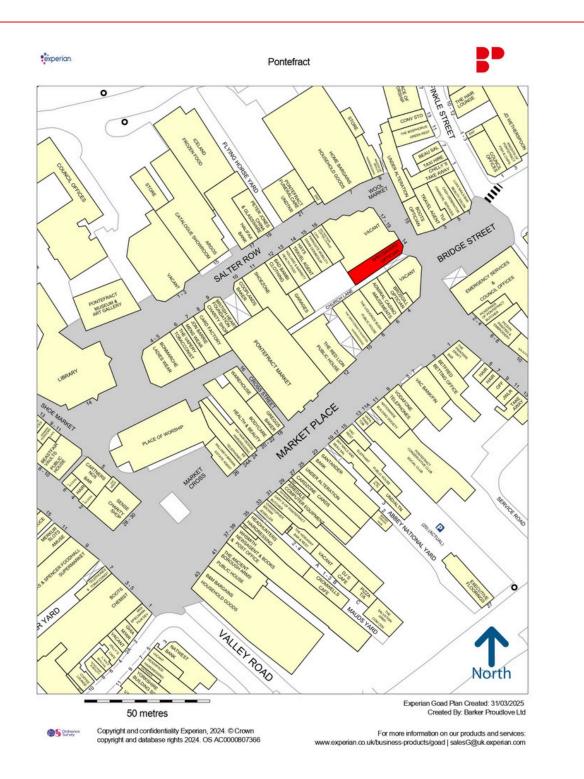
Jack Deakin 07591 835782 jack@barkerproudlove.co.uk

James Lamming 07715 678630 james@barkerproudlove.co.uk

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