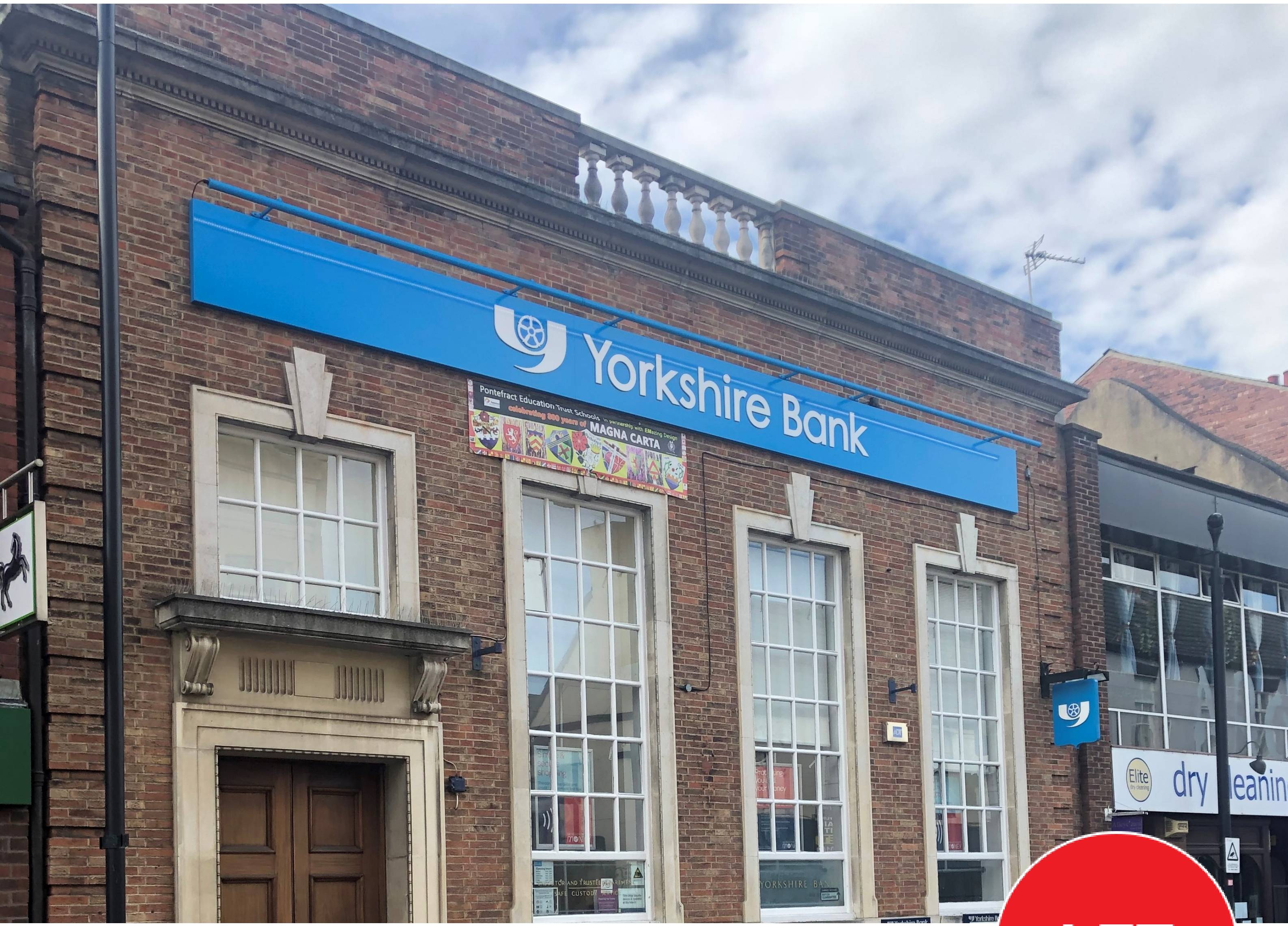
HIGH STREET PROPERTY / CLASS A2
25 Ropergate, Pontefract WF8 1LQ


Yorkshire Bank
Pontefract Education Trust Schools in partnership with EMeeting Design celebrating 800 years of MAGNA CARTA
Elite dry cleaning

LET

Rent: **£27,500 PA**

Ground Floor Area
2,157 Sq ft / 200 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Richard Barker
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Email: richard@barkerproudlove.co.uk

Location:
The property is located on Ropergate which links the main arterial roads of Southgate and Jubilee Way within Pontefract.

Ropergate is one of the main high streets within the town centre where occupiers in the immediate locality include Lloyds Bank, The Post Office and HSBC.

Demise:	**Sq Ft**	**Sq M**
Ground Floor	2157	200.39
First Floor	299	27.78
Basement	725	67.35

Rent:

The passing rent is £27,500 per annum exclusive.

Tenure:
The premises are currently held on a Full Repairing and Insuring lease which expires on 25/03/2023. The lease is available by way of assignment or sub-letting.

Business Rates:
The premises currently has a rateable value of £28,750.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:
Energy Performance Asset Rating - TBC

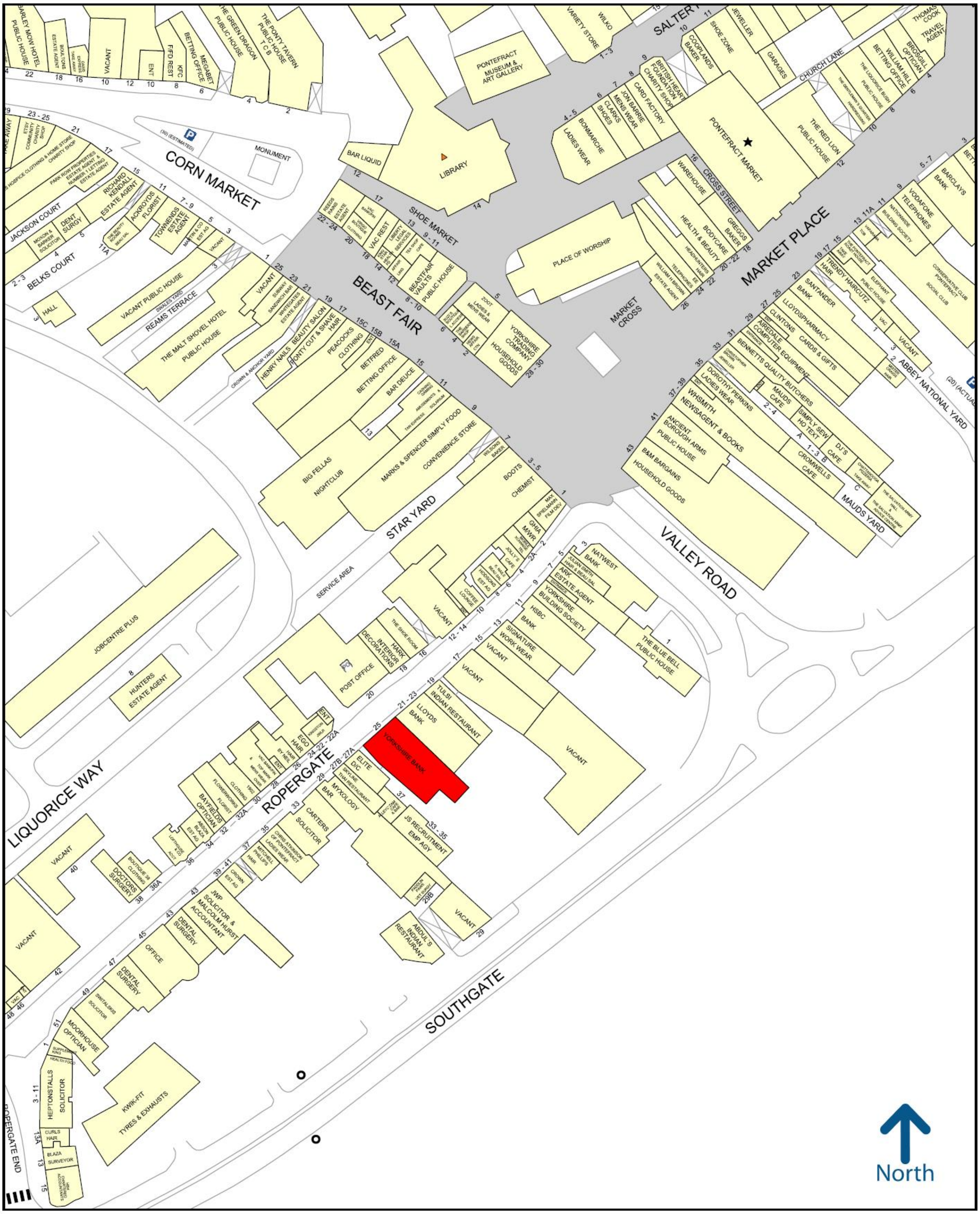
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
July 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. July 2020


CORN MARKET
BEAST FAIR
SHOE MARKET
MARKET PLACE
CROSS STREET
SALTER ROW
CHURCH LANE
MARKET CROSS
PONTEFRACT MARKET
LIBRARY
PONTEFRACT MUSEUM & ART GALLERY
PLACE OF WORSHIP
BELKS COURT
JACKSON COURT
REAMS TERRACE
STAR YARD
SERVICE AREA
VALLEY ROAD
MAUDS YARD
ABBEY NATIONAL YARD
LIQUORICE WAY
ROPERGATE
SOUTHGATE
ROPERGATE END
YORKSHIRE BANK
LLOYDS BANK
TULSI INDIAN RESTAURANT
POST OFFICE
NATWEST BANK
HSBC BANK
YORKSHIRE BUILDING SOCIETY
SIGNATURE WORK WEAR
BOOTS CHEMIST
MARKS & SPENCER SIMPLY FOOD
CONVENIENCE STORE
BIG FELLAS NIGHTCLUB
BETFRED BETTING OFFICE
BAR DEUCE
PEACOCKS CLOTHING
THE MALT SHOVEL HOTEL PUBLIC HOUSE
VACANT PUBLIC HOUSE
JOBCENTRE PLUS
HUNTERS ESTATE AGENT
HENRY NAILS
BEAUTY SALON
PONTY CUT & SHAVE HAIR
YORKSHIRE TRADING COMPANY HOUSEHOLD GOODS
BEASTFAIR VAULTS PUBLIC HOUSE
VAC REST
BAR LIQUID
GREGGS BAKER
BODYCARE HEALTH & BEAUTY
WAREHOUSE
WILLIAM H BROWN ESTATE AGENT
THE RED LION PUBLIC HOUSE
BARCLAYS BANK
VODAFONE TELEPHONES
NATIONWIDE BUILDING SOCIETY
CONSERVATIVE CLUB PONTEFRACT SOCIAL CLUB
SANTANDER BANK
LLOYDSPHARMACY
CLINTONS CARDS & GIFTS
AIREDALE COMPUTER EQUIPMENT
BENNETTS QUALITY BUTCHERS
DOROTHY PERKINS LADIES WEAR
WHSMITH NEWSAGENT & BOOKS
ANCIENT BOROUGH ARMS PUBLIC HOUSE
B&M BARGAINS HOUSEHOLD GOODS
MAUDS CAFE
SIMPLY SEW HO TEXT
DJ'S CAFE
CROMWELLS CAFE
TRENDY HAIRCUTZ HAIR
THE BLUE BELL PUBLIC HOUSE
PARK ESTATE AGENT
INTERIOR DECORATIONS
HARK
ELITE D/C
MYXOLOGY BAR
CARTERS SOLICITOR
JS RECRUITMENT EMP AGY
ABDUL'S INDIAN RESTAURANT
JWP SOLICITOR & MALCOLM HURST ACCOUNTANT
DENTAL SURGERY
OFFICE
MOORHOUSE OPTICIAN
HEPTONSTALLS SOLICITOR
CURLS HAIR
BLAZA SURVEYOR
KWIK-FIT TYRES & EXHAUSTS
DOCTORS SURGERY
BAYFIELDS OPTICIAN
EGO HAIR
VACANT
BARLEY MOW HOTEL PUBLIC HOUSE
THE GREEN DRAGON PUBLIC HOUSE
THE PONTY TAVERN PUBLIC HOUSE
KFC
BETTING OFFICE
FFD REST
RICHARD KENDALL ESTATE AGENT
ACKROYDS FLORIST
TOWNENDS ESTATE AGENT
DENT SURGY
WILKO VARIETY STORE
SHOE ZONE
JEWELLER
COORLANDS BAKER
BRITISH HEART FOUNDATION CHARITY SHOP
CARD FACTORY
JON BARRIE MENS WEAR
CLARKS SHOES
BONMARCHE LADIES WEAR
WILLIAM HILL BETTING OFFICE
BROSGILL OPTICIAN
THOMAS COOK TRAVEL AGENT
GARAGES
MONUMENT
North