

HIGH STREET PROPERTY / CLASS E
21 Woolmarket, Pontefract WF8 1BA



Rent: On application
Ground Floor Area
1,426 Sq ft / 132 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk

Location:

Pontefract is approximately 14 miles south east of Leeds and 8 miles north of Wakefield. The town has a population of approximately 34,000 people.

The unit is situated in a prime location fronting Salter Row with surrounding retailers including Wilko, Bon Marche, Card Factory and Shoe Zone.

Demise:	Sq Ft	Sq M
Ground Floor	1426	132
First Floor	967	89.8

Rent:

Upon application.

Tenure:

The unit is available by way of a new full repairing and insuring lease, for a term to be agreed.

Business Rates:

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.

Service Charge:

The on-account service charge for the year 2022 is to be confirmed.

EPC:

Energy Performance Asset Rating - Available on request

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:

March 2022

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. March 2022



Pontefract



Experian Goad Plan Created: 04/03/2022
Created By: Barker Proudlove Ltd

50 metres