



HIGH STREET PROPERTY / CLASS A1

15a Salter Row, Pontefract WF8 1BA



Rent: £28,000 PA

Area

801 Sq ft / 74 Sq M

Viewing Strictly through the joint letting agents.

Barker Proudlove

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk

rees denton

Nick Denton

Tel: 0113 243 1029

Email: nickd@reesdenton.com

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 & Shoe Zone.

Demise:	Sq Ft	Sq M
Ground Floor	801	74.42
First Floor	505	46.92

Rent:

We are seeking rental offers in the order of £28,000 per annum exclusive.

Tenure:

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

Business Rates:

The unit has a 2017 rateable value assessment of £21,250.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The on-account service charge for the year 2019 is available on request.

EPC:

Energy Performance Asset Rating - E

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:

February 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. February 2020