

HIGH STREET PROPERTY / CLASS A1
15a Salter Row, Pontefract WF8 1BA



barkerproudlove
retail property consultants

Rent: £28,000 PA

Area

801 Sq ft / 74 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

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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 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 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

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