

Newgate, Pontefract



Auction Guide £350,000



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For Sale By Modern Method Of Auction - T&C'S Apply - Situated in a prominent position within the Town centre and currently occupied as offices, this detached freehold property is offered for sale with vacant possession. The building could continue as commercial offices or, potentially, convert to residential use (subject to the required permissions being granted) and could be an excellent investment opportunity.



- For Sale by Modern Method of Auction- T&C's Apply
- Subject to Reserve Price
- Buyers Fees Apply
- The Modern Method Of Auction
- Sstantial Town Centre Property - Currently used as offices - Approx 6250 Sq Ft over two floors
- May convert to residential subject to the necessary consents being obtained
- Freehold
- Parking spaces
- Business Rates - £35,000pa
- EPC GRADE F

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Lobby

4'11" x 4'11" (1.52 x 1.52)

Located to the rear of the ground floor and with access into the main

Reception/Office

32'8" x 31'6" (9.97 x 9.615)

A large open plan space with ample natural light.

Office

20'3" x 10'5" (6.19 x 3.20)

Windows to two walls

Office

12'9" x 6'4" (3.89 x 1.94)

Window

Office

33'5" x 12'5" + 24'3" x 8'2" max (10.2 x 3.8 + 7.4 x 2.5 max)

Access off to a further external door and windows to two walls

Office

22'3" x 9'10" (6.8 x 3.0)

Further office space with window

Office

12'1" x 10'5" (3.7 x 3.2)

With small window

Gents WC

With cubicles and wash basins

Ladies WC

With cubicles and wash basins

Disabled/Ladies WC

With disabled cubicle

Entrance Hall

34'5" x 9'0" (10.50 x 2.75)

Separated for stairwell and having a lift off to the first floor

First Floor Landing area**Open Plan Office Space**

70'4" x 32'8" max (21.455 x 9.97 max)

Currently separated into several cubicle style offices and general area with partition walls but would quite easily open up into one large space. Access to stairwell and lift off.

Office

21'3" x 20'8" (6.5 x 6.3)

Windows to two walls

Office

20'8" x 16'4" (6.3 x 5.0)

Windows to two walls

External

The property has parking areas to two sides

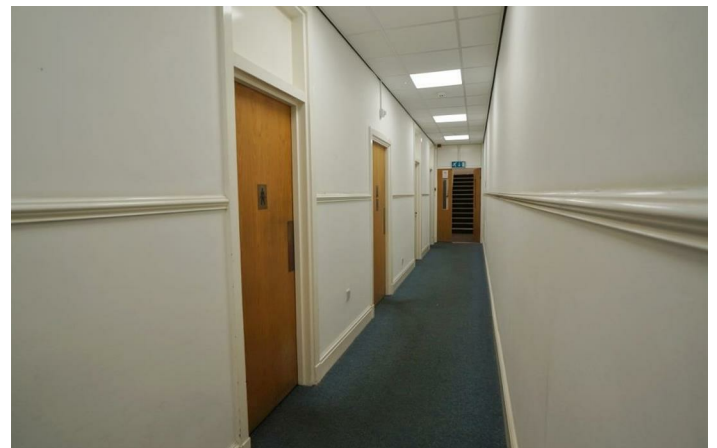
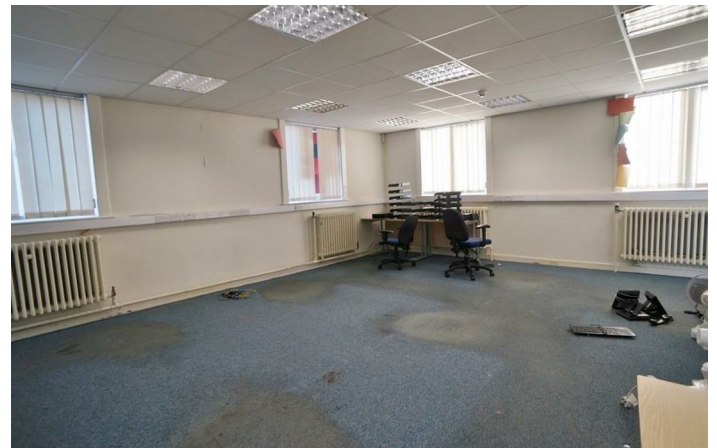
Auction Notes**Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



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Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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