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Our branch opening hours are:

Mon	0900 - 17:30
Tues	0900 - 17:30
Weds	0900 - 17:30
Thurs	0900 - 17:30
Fri	0900 - 17:30
Sat	0900 - 15:00
Sun	By Appointment

We are also available for out of hours appointments.

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[www.stoneacreproperties.co.uk](http://www.stoneacreproperties.co.uk)

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The Property  
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OnTheMarket.com



Bridge Street, Pontefract, WF8 1PG

£25,950 Per Annum

- 1239 G/F retail
- 1080 F/F Ancillary space
- Central Pontefract
- Excellent location
- Incentives available

Retail property occupying a prime position in the centre of Pontefract opposite the Town Hall.

Neighbouring retailers amongst others, include Barclays Bank, Betfred, Boots Opticians, Cash Generator, Home Bargains, Specsavers, Thomsons, Thomas Cook & Tui plus many more.

## LOCATION

Stoneacre are delighted to offer this property which occupies a prime position in the centre of Pontefract opposite the Town Hall.

Neighbouring retailers amongst others, include Thomsons, Specsavers, Thomas Cook, Home Bargains.

Whilst within the Pedestrian area, there is some parking outside the property and is just a few metres away from the junction with Horse Fair & Finkle Street.



## DESCRIPTION

The property is a brick built grade II building with pitched slate roof.

## ACCOMMODATION

The property offers the following accommodation:-

Ground floor Sales area  
1239 sq ft 115.14 m<sup>2</sup>

First floor storage and staff area (potential to convert to retail use)  
1080 sq ft 100.37 m<sup>2</sup>

plus w/c



## TERMS

The property is available by way of a new Full Repairing & Insuring Lease - £25,950 p/a exclusive.

## INCENTIVES AVAILABLE

## BUSINESS RATES

According to the Valuation Office Agency website, this property has a current rateable value of £33,750. Interested parties are advised to make their own enquiries in this respect.



## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is:-

0150 - 0332 - 1669 - 3128 - 5006

This can be viewed on [www.ndprcregister.com](http://www.ndprcregister.com)



## VIEWINGS

For further information or to arrange a viewing, please contact Peter Davies on 0113 237 0999.

## MISREPRESENTATION ACT

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## MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

**ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.**

Details prepared August 2021

