



**STURROCK+CRONE**  
CHARTERED SURVEYORS

High Street Retail Unit with A2 usage  
89.55 sq m (964 sq ft)



21 Beastfair Pontefract  
West Yorkshire WF8 1AL

Rent £20,000 Per Annum

**Tel: 01226 247 000**

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**TO LET**

Sturrock & Crone  
BBIC  
Innovation Way  
Barnsley  
S75 1JL



**RICS**

## LOCATION

Pontefract, with a population in excess of 28,500, is located 12 miles south-east of Leeds and 21 miles south-west of York.

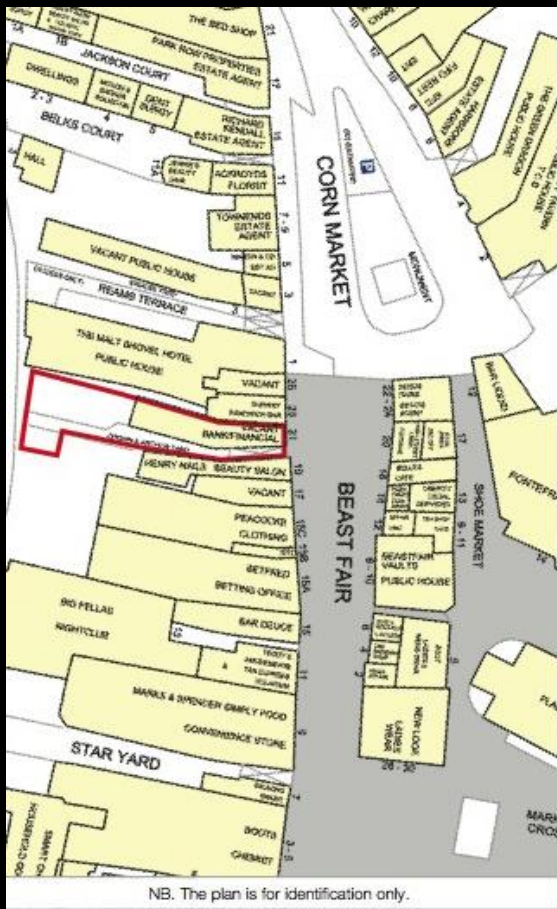
The property, which is in a Conservation Area, is situated on the south side of the pedestrianised Beastfair, close to its junction with Cornmarket in the heart of the town centre.

Occupiers close by include Tesco, Subway, Peacocks, Betfred, Marks & Spencer Simply Food, Boots, New Look and a range of local retailers.

## DESCRIPTION

The premises comprise a prominent ground floor sales area current used as a Building Society (A2 Usage) which is also suitable for a variety of retail users (subject to planning)

There is a car park to the rear with 7 car bays for shop use only.



NB. The plan is for identification only.

## ACCOMMODATION

	M	FT
1 Gross Frontage	4.86	15'11"
2 Net Frontage	3.58	11'09"
3 Shop Depth	12.14	19
Ground Floor Total	89.55	964

## SERVICES

Mains water electricity and drainage are either connected or available

## RATING

Local Authority: Wakefield Metropolitan District Council

Billing Authority ref: 2101500210

Period: 2014/2015

Rateable Value: £20,500

## RENT

£20,000 per annum exclusive

## TERMS

The premises are available by way of a new full repairing and insuring lease on terms to be agreed.

Flexible terms and incentives are available

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

EPC is available for the property

## TOWN PLANNING

We understand that the property has an established use for A2 Financial other uses would be considered, subject to planning approval.

## VIEWING AND FURTHER INFORMATION

David Sturrock MRICS

Sturrock & Crone - Chartered Surveyors

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## IMPORTANT

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