

TO LET

Subject to Vacant Possession
15a Salter Row
Pontefract
WF8 1BA



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.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	801	74.4
First Floor	505	46.9

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.

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.

SUBJECT TO CONTRACT

Details prepared June 2019

Viewing Strictly through the joint letting agents.

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