

COMMERCIAL PROPERTY INVESTMENT FOR SALE



WELL LET COMMERCIAL
PROPERTY INVESTMENT
OPPORTUNITY

RENTAL £19,000 PER ANNUM

A PURCHASE PRICE OF
£200,000 REFLECTS A NIY OF
APPROX 9.3%

**7 BRIDGE STREET
PONTEFRACT
WEST YORKSHIRE
WF8 1PG**

COMMERCIAL PROPERTY INVESTMENT

The property comprises 2 storey retail accommodation currently let to a nail bar who operate multiple outlets. The unit provides open plan retail space on the ground floor with staff accommodation, storage and a WC at first floor level.

The tenant, Nail Express occupy on a 10 year lease expiring 11th February 2031 but do have a tenant break option as well as a rent review on 12th February 2026, the break option is subject to 6 months written notice. The tenant currently pays £19,000 per annum and has a full repairing and insuring liability in place.

The premises are located on the corner of Finkle Street and Bridge Street in a pedestrianised part of the town, although the premises do have excellent and extensive frontage to the heavily trafficked Finkle Street.

Accommodation

Ground Floor	808 sq.ft
Frist Floor	694 sq.ft

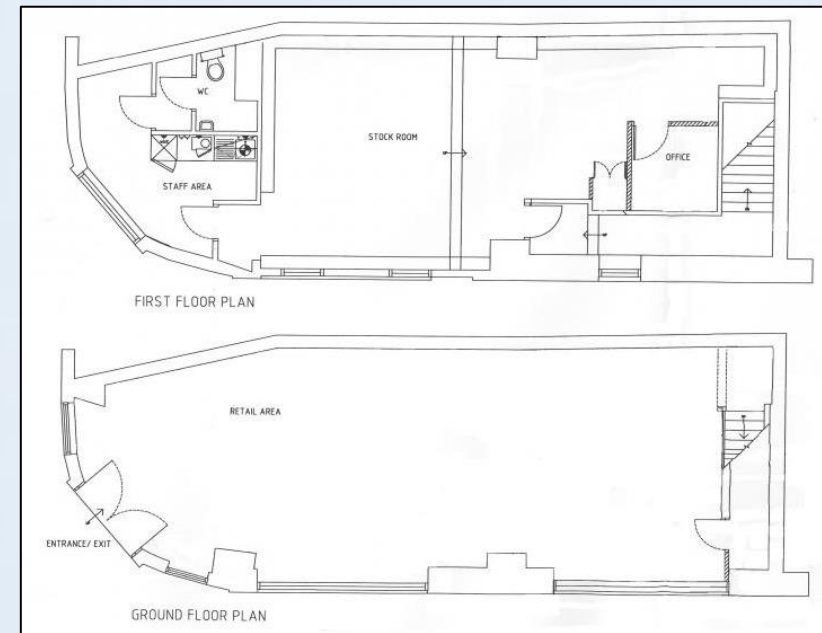
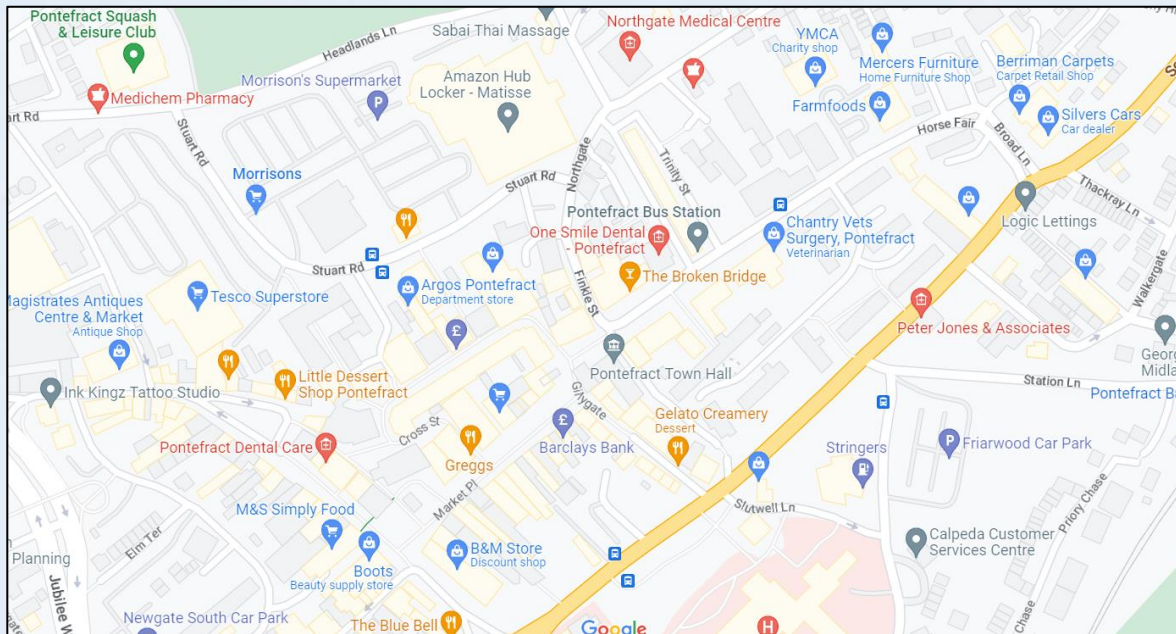
Total 1,502 sq.ft

EPC

The premises have a current energy efficiency rating of E109.

Terms

The premises are being made available freehold subject to the occupational lease currently in place at a price of £200,000.



GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.

2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

6. These particulars were prepared April 2023 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.