

Retail and Business Suites at The Old Courthouse in Pontefract Town Centre

- Retail and Business Suites available
- Unique and well established Town Centre premises
- Prominent and imposing historic building in heart of Town Centre
- Car Parking to the rear
- Flexible Lease Terms Available

Office, Retail

862 sq ft (80.08 sq m)



(01423) 547313 www.montpellierproperty.com

Summary

| Available Size | 862 sq ft | | |
|----------------|--|--|--|
| Rateable Value | £7,300 As the suite is under the rateable value of £12,000, small business rate relief will apply (no rates payable) subject to an occupier's status. Interested parties are advised to contact the local rating authority Wakefield Borough Council on 01977 727 121. | | |
| Service Charge | A service charge will be levied to cover the costs of management and maintenance of the common areas. Further details are available on request. | | |
| VAT | Applicable | | |
| Legal Fees | The ingoing tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation capped at $250 + VAT$. | | |
| EPC Rating | C (67) | | |

Description

This historic listed property offers accommodation over two floors. The ground floor offers a range of retail and office suites in addition to the Antiques Centre. The first floor has a café and WC facilities and a number of suites for office, retail or leisure uses.

Location

The Old Courthouse is situated on Front Street in the heart of Pontefract Town Centre. An important historic Grade II listed building of architectural significance it was once a Magistrates Court then Constabulary Headquarters. It has since been re-opened as an indoor market in the town centre offering a variety of retail shops, offices and a thriving Antique centre, offering Antiques, Fine Art and Collectables. Pontefract is a popular market town in the Borough of Wakefield in West Yorkshire, east of Wakefield and south of Castleford. It is located approximately 17 miles south of Leeds, 30 miles west of York, 26 miles from Leeds/Bradford Airport, 5 miles from the A1(M) and just 2 miles from the popular Junction 32 Retail Outlet and Xscape.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------------|-------|-------|--------------|
| 1st - Floor Unit 5 | 862 | 80.08 | Available |
| Total | 862 | 80.08 | |

Terms

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed.

Car Parking

There is a designated car park to the rear of the building







Viewing & Further Information

Peter Rawnsley

(01423) 547912 pr@montpellierproperty.com

Helen Cox-Rawnsley

(01423) 547313 hcr@montpellierproperty.com

Montpellier Property Consultants Ltd for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intending purchaser or lessors and do not constitute part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item. (3) No person in the employment of Montpellier Property Consultants Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on the behalf of Montpellier Property Consultants Ltd nor any contract on behalf of the vendor. (4) No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold, let or withdrawn. Generated on 21/02/2024