

Unit 3 The Old Courthouse, 2 Front Street, Pontefract, WF8 1BP



## 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  
**TO LET**

**937 sq ft**  
(87.05 sq m)



**MONTPELLIER**  
PROPERTY CONSULTANTS

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# Unit 3 The Old Courthouse, 2 Front Street, Pontefract, WF8 1BP

## Summary

<b>Available Size</b>	937 sq ft
<b>Rent</b>	£12,000 per annum
<b>Rateable Value</b>	£5,900 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.
<b>Service Charge</b>	A service charge will be levied to cover the costs of management and maintenance of the common areas. Further details are available on request.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	The incoming 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.
<b>EPC Rating</b>	C (67)

## Description

The Old Courthouse is a unique historic property offering 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:

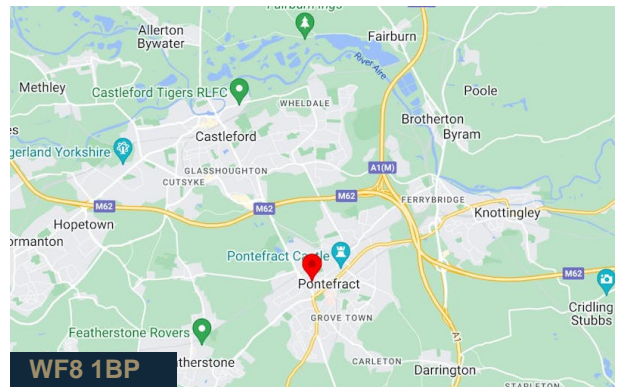
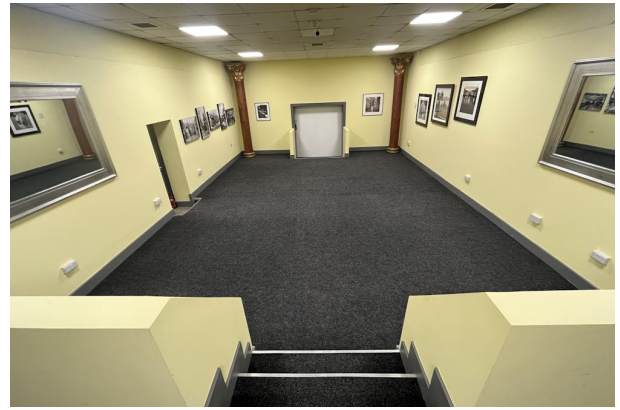
Name	Floor/Unit	sq ft	sq m	Rent	Availability
1st - Floor Unit 3	1st	937	87.05	£12,000 per annum	Available
<b>Total</b>		<b>937</b>	<b>87.05</b>		

## 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

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