

TO LET

Rail Station - Kiosk/Pop up/Retail Unit

**Lambert
Smith
Hampton**

Commercial Opportunity

Pontefract Bus Station, Trinity Street, Pontefract WF8 1EZ



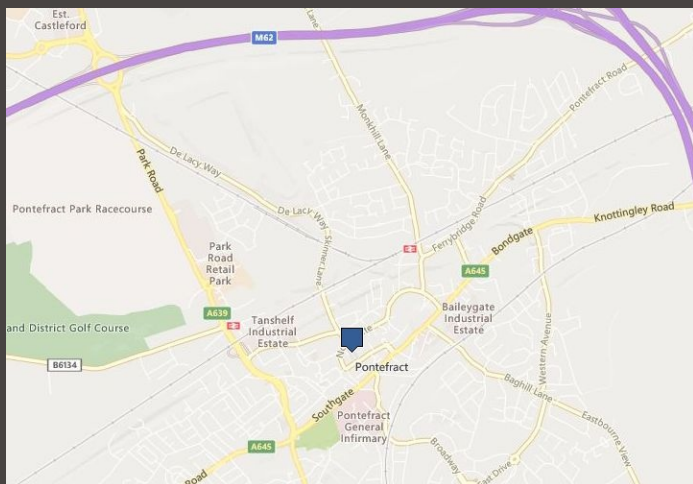
Approx 161 Sq Ft (15 Sq M)

- ✓ **Commercial Retail/Catering Opportunity**
- ✓ **Suitable for a variety of retail/catering uses**
- ✓ **Prominent position facing main pedestrian flows**
- ✓ **Utility connections available**
- ✓ **Built in toilet and storage**



Lambert Smith Hampton
9 Bond Court, Leeds, West Yorkshire LS1 2JZ T: 0113 245 9393

WF8 1EZ



LOCATION

The premises are located fronting the passenger concourse at Pontefract Bus Station which is situated off Trinity Street in Pontefract Town Centre.

DESCRIPTION

The property comprises a kiosk unit with a counter and shutter.

KEY FEATURES

- **Commercial Retail/Catering Opportunity**
- **Suitable for a variety of retail/catering uses**
- **Prominent position facing main pedestrian flows**
- **Utility connections available**
- **Built in toilet and storage**
- **Average daily footfall pre-COVID 5,415**
- **New lease available - term of years to be agreed**

VAT

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

LEGAL COSTS

The tenant will be responsible for paying a proportion of the landlord's reasonable professional costs.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

An Internal Repairing and Insuring lease for a term to be agreed is offered.

RENT

Prospective tenants are asked to submit rental offers exclusive of rates and other outgoings. Please note that all payments are subject to VAT.

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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment

**Lambert
Smith
Hampton**

Paul Barnett
0113 887 6698
pbarnett@lsh.co.uk