

---

# TO LET

---

- ✔ Commercial Retail/Catering Opportunity
- ✔ Utility connections available
- ✔ Average daily footfall pre-COVID 5,415
- ✔ New lease available - term of years to be agreed
- ✔ Prominent position in busy bus station in town centre
- ✔ Weekly footfall on average 17,960



Pontefract Bus Station, Trinity Street, Pontefract WF8 1EZ

---

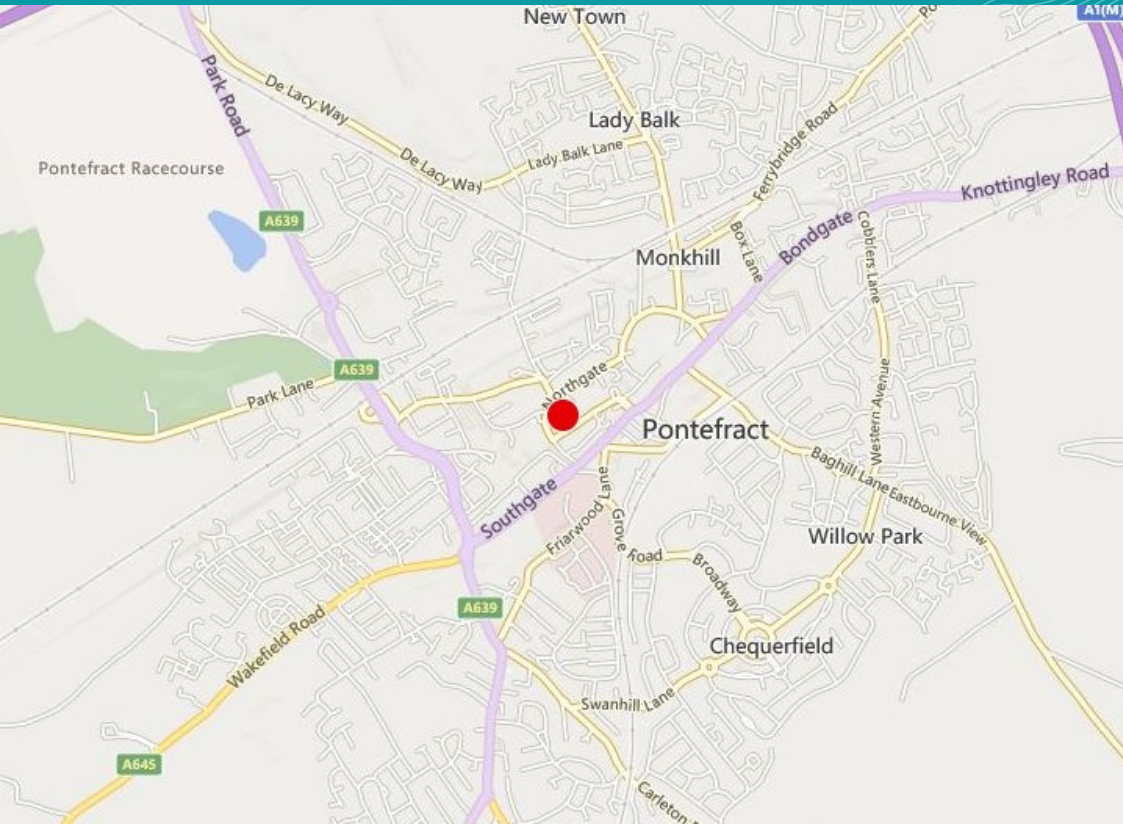
Catering Unit

---

810 Sq Ft  
(75 Sq M)

---

# Pontefract Bus Station, Trinity Street, Pontefract WF8 1EZ



## DESCRIPTION

The premises comprise a purpose-built catering unit forming part of Pontefract Bus Station. The unit has the benefit of its own kitchen area, ancillary storage, toilet, counter and customer seating area. It is situated at the far end of the station away from the main entrance but still enjoys a prominent profile on to the station concourse.

The previous tenants fixtures and fittings are available for a future tenant to use if required.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Zone A</b>	<b>495</b>	<b>46</b>
<b>Zone B</b>	<b>70</b>	<b>6</b>
<b>Kitchen</b>	<b>128</b>	<b>12</b>
<b>WC</b>	<b>17</b>	<b>2</b>
<b>Storage</b>	<b>100</b>	<b>9</b>
<b>Total</b>	<b>810</b>	<b>75</b>

## LOCATION

The subject premises forms part of Pontefract Bus Station, which is located in Pontefract in West Yorkshire approximately 10 miles East of Wakefield and 18 miles South East of Leeds.

The Station is located close to the main retail area within the town centre, this being Bridge Street, Market Place and Salter Row.

## 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.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

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

## EPC

The property has an EPC rating of E (123).

[lsh.co.uk](http://lsh.co.uk)

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website [www.lsh.co.uk](http://www.lsh.co.uk). This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 23-May-2022

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

Mr Paul Barnett  
0113 887 6698  
[pbarnett@lsh.co.uk](mailto:pbarnett@lsh.co.uk)