



The Ponty Tavern

Ref: 5455377

2 Cornmarket, Pontefract, WF8 1BJ

Freehold: OIEO £500,000

Town centre wet led pub

Average gross weekly T/O £15,578

5 bedroom owner's accommodation

Beer garden & car park, site of c. 0.26 acres

Office, store & cellar

Energy Rating D



Description

Two storey, end-terraced property built around 1850, of brick construction under a pitched tiled roof with part colour rendered and timber elevations.

Internal Details

An 'L' shaped open plan ground floor trading area with wooden floors and a long bar servery to one side.

Ancillary areas include: customer toilets, office, store and basement cellar.

The total gross internal area is approximately 519 sq. metres (5,584 sq. ft).

External Details

Beer garden with brick outbuilding. Car park for approximately 12 vehicles.

The site is rectangular in shape and extends to circa 0.26 acres (0.12 hectares).

Location

Pontefract is a historic market town in West Yorkshire, near the A1 (or Great North Road) and the M62 motorway. Historically part of the West Riding of Yorkshire, it is one of the five towns in the metropolitan borough of the City of Wakefield.

Situated in Pontefract town centre on Cornmarket, which is a busy town centre location. The surrounding area is predominantly commercial and retail.

Owner's Accommodation

There is a five bedroom manager's flat to the first floor.

The Opportunity

A large, town centre pub on a popular licensed circuit, with owner's accommodation, beer garden and car park.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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