



# Royal Business Park

King Street, Pontefract WF8 4AH

## PROPERTY FEATURES

- Freehold commercial investment property
- Fully tenanted
- Operates as Royal Business Park
- Currently split into 5 units
- Rental income in excess of £86K per annum
- 1.3 acre site area
- Approx 40,600 sq ft net internal floor area
- Redevelopment potential
- Situated close to Pontefract Town Centre
- Excellent road links to the region



**01924 200101**



**Offers Around £950,000**



## PROPERTY DETAILS

Offers are invited for this freehold and fully tenanted investment property which comprises a substantial former printworks and box manufacturing plant which has been sub-divided into 4 commercial units, together with further separate commercial unit and large storage yard / carpark. The premises achieve an annual rental income in excess of £86,000 and the site benefits from having redevelopment potential, subject to achieving the necessary consents. For all enquiries contact FSL Estate Agents on 01924 200101.

## LOCATION

Royal Business Park is located on King Street in a predominantly residential area, within the market town of Pontefract. King Street is accessed off Wakefield Road and allows easy road links to the region via both the M62 and A1M motorway networks. In addition, Pontefract Tanshelf railway station is within walking distance of the premises.

## SIZE

The business park occupies a site totalling approximately 1.3 acres with a net internal floor area of 3772.48 m2 (40,607 sq ft)

## TENURE

Freehold with the benefit of tenants occupying all available units. Note that we have not had sight of the lease documents or accounts and any potential purchaser should carry out their own due diligence on the current lease arrangements. Copies of lease documents and accounts will be made available upon request.

## UNITS 1 & 2

Two storey warehousing and office unit currently rented to a hospital supply business and listed by the VOA as having a net internal floor area of 2061.31m2 (22188 sq ft) with a rateable value of £40,250.

## UNIT 3

Single storey warehouse, showroom and offices listed by the VOA as having a net internal floor area of 151.8m2 (1634 sq ft) and a rateable value of £7,000.

## UNIT 4

Single storey workshop and warehousing currently rented to a joinery and shop fitting company, listed by the VOA as having a net internal floor area of 487.7 m2 (5250 sq ft) with a rateable value of £17,000

## UNITS 8 & 9

Single storey workshop, listed by the VOA as 2 separate units but rented out to one tenant and operated as a single unit. Unit 8 is listed as having a net internal floor area of 273.23 m2 (2941 sq ft) with a rateable value of £10,750 and Unit 9 is listed as having a net internal floor area of 511.24 m2 (5503 sq ft) with a rateable value of £18,000.

## 14A KING STREET

Single storey commercial unit which stands away from the main building and is currently rented by a bakery company. The VOA lists the property as having a net internal floor area of 287.2 m2 (3091 sq ft) and having a rateable value of £11,250

## SERVICES

We have been advised that all mains services are connected to the premises to include both single and three phase electric, gas, water and mains drainage.

## VAT

We have been advised that property is exempt from VAT and therefore VAT will not be charged on the sales price.

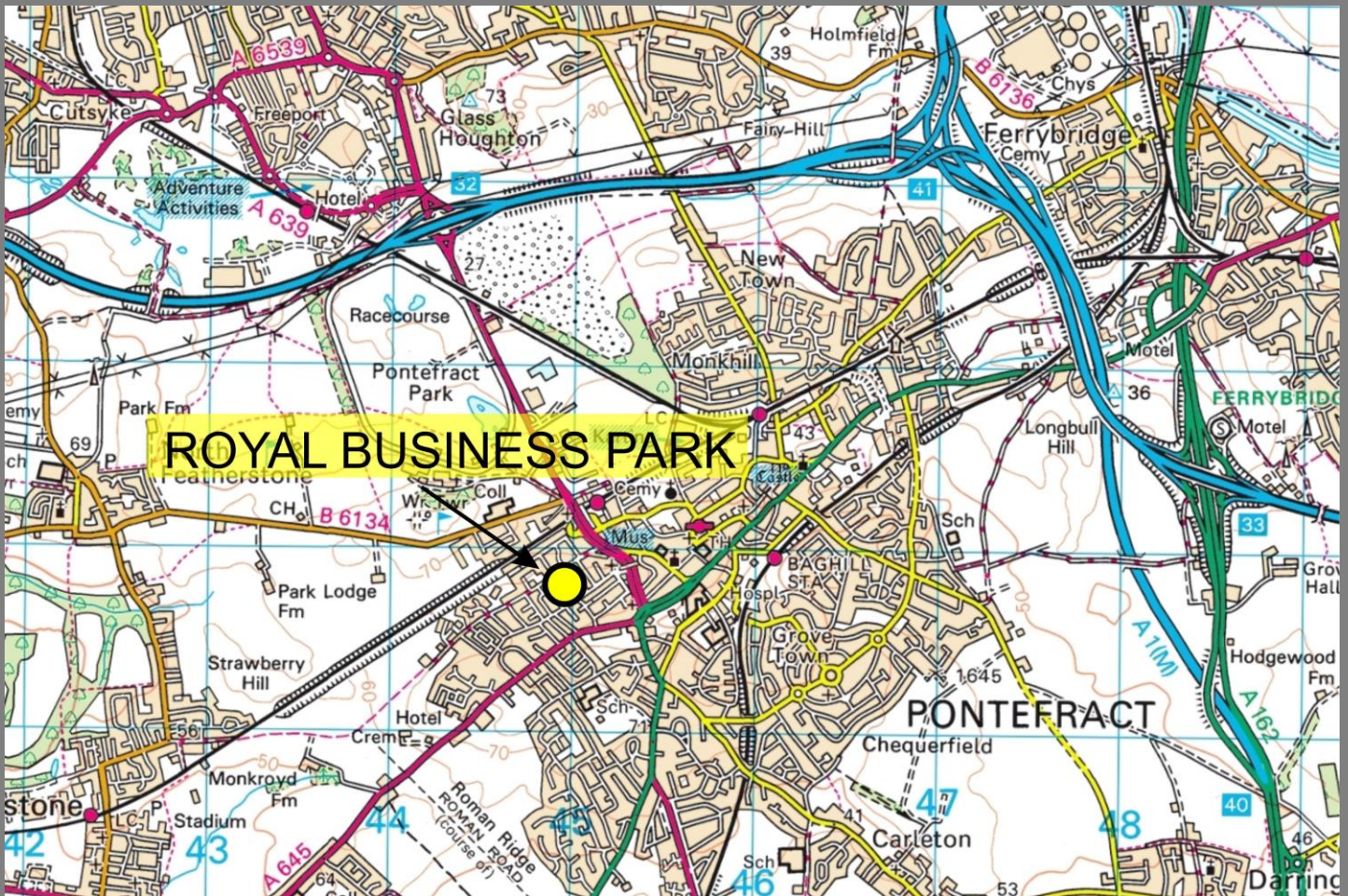


## VIEWINGS

For further information and to arrange a viewing, contact our friendly commercial team on 01924 200101. Please note that as the units are tenanted, viewings are by prior appointment and we ask that sufficient time is allowed for viewings to be organised.

## IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**

**PRS** Property Redress Scheme

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