

Front Street, Pontefract



£750 Per Calendar Month



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Nestled in the heart of Front Street, Pontefract, lies a remarkable opportunity for those with a vision for revitalisation. This commercial property, situated within the historic walls of the old courthouse, presents a canvas for someone to breathe new life into a once bustling cafe/restaurant.

The charm of this prominent historic building sets the stage for a venture filled with character and potential. With some equipment already in place, including seating, the groundwork is laid for a seamless transition into creating a welcoming space for patrons to enjoy.

One of the standout features of this property is the inviting outside seating area, perfect for al fresco dining on pleasant days. Additionally, the extensive first-floor cafe provides ample space for creativity to flourish, complete with a prep room and a small kitchen to cater to culinary aspirations.

For those seeking to embark on a journey of rejuvenating a piece of Pontefract's history, this property offers a prime location and a wealth of possibilities. Embrace the opportunity to transform this space into a thriving hub of gastronomic delight and community engagement.



- Extensive First Floor Cafe/Restaurant
- Prep Room and Small Kitchen
- Very Prominent & Imposing Historic Building in Pontefract Town Centre
- Out Door Seating Area Available
- Lots of Equipment Included
- Furniture Included
- Extra Large Seating/Dining Area Available if Required at an Extra Cost
- Staff Parking Available at an Additional Cost
- Full Repairing and Insuring Lease

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Cafe Seating Area

40'5" x 15'9" (12.34 x 4.82)

Prep Room

9'11" x 10'10" (3.03 x 3.32)

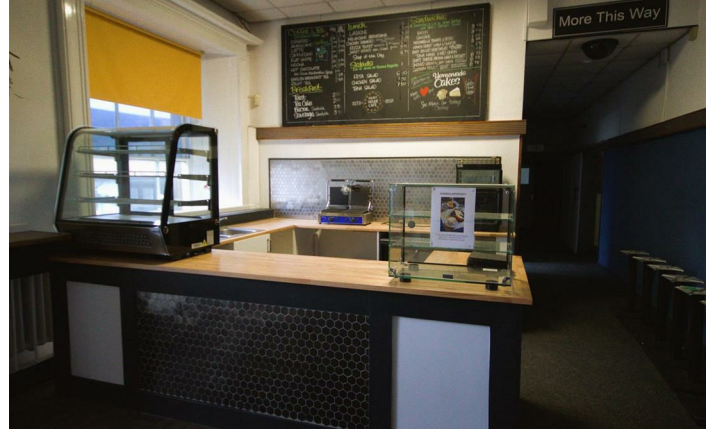
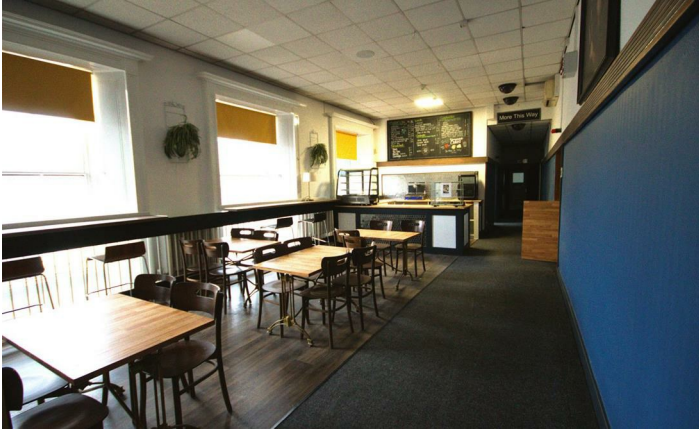
Kitchen

6'10" x 9'9" (2.09 x 2.98)

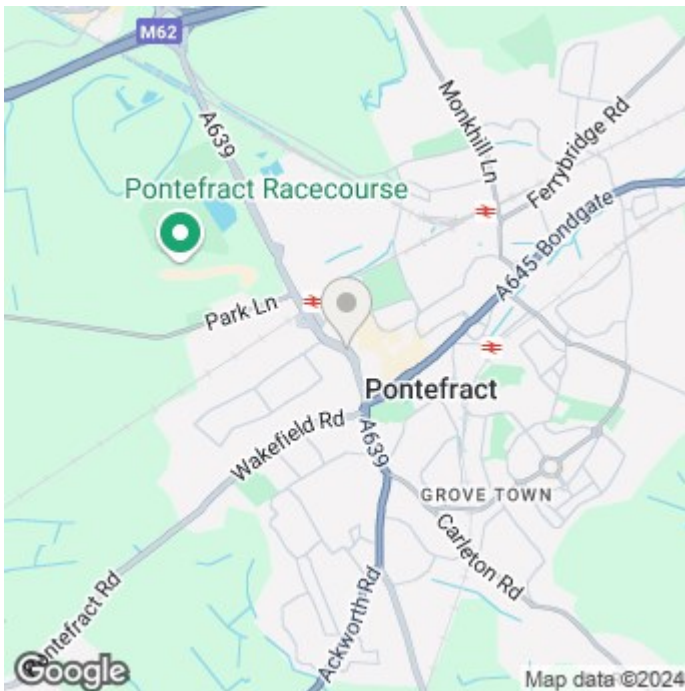
Additional Seating Area

38'0" x 37'0" (11.59 x 11.29)

The old Court Room can be included at an additional cost PCM.



Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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