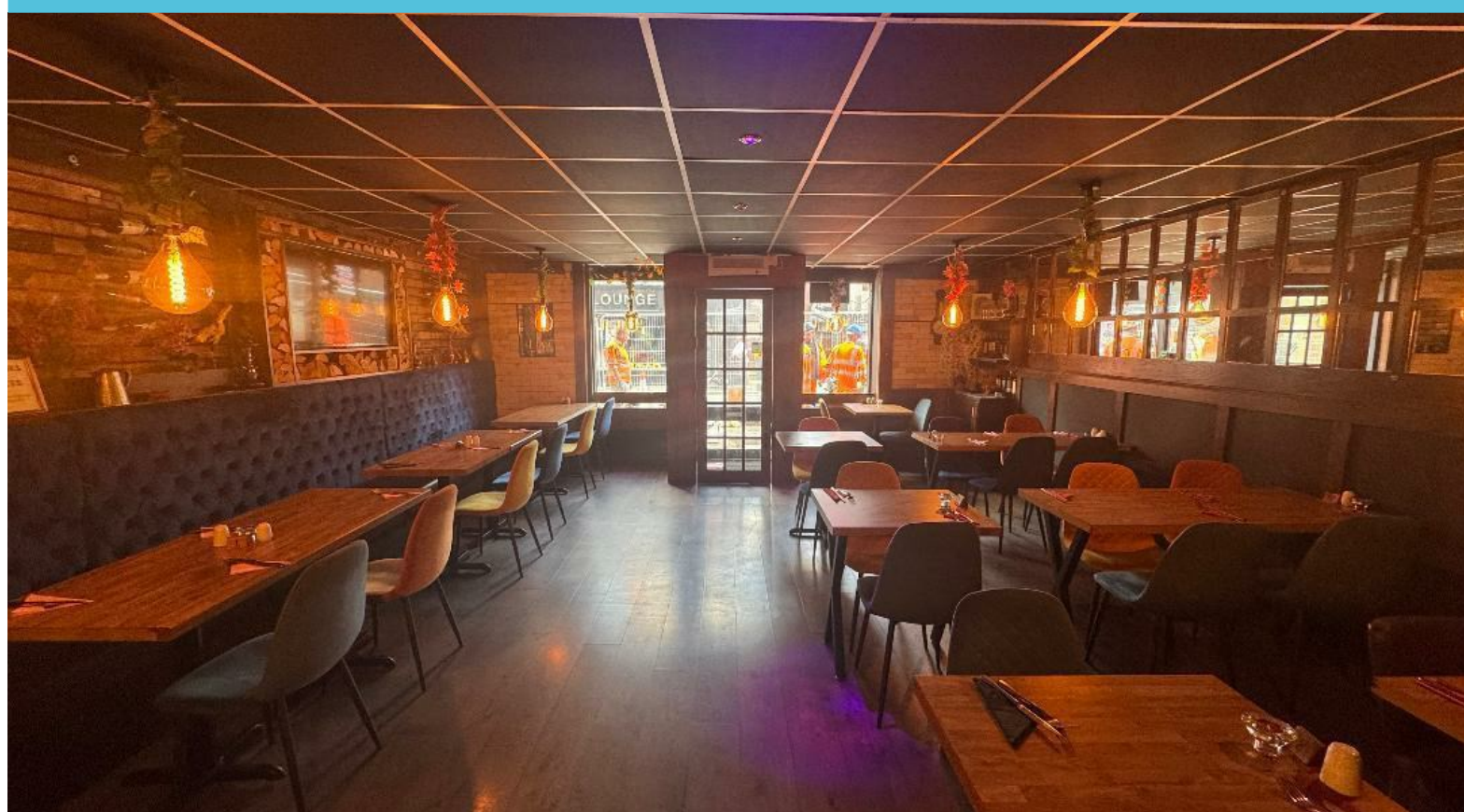




# CROWN

## ESTATE AGENTS

### Finkle Street, Pontefract



**£950 PCM**



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42

Located on Finkle Street in the heart of Pontefract, this well-presented commercial property is currently operating as a Turkish restaurant. The premises offer seating for over 34 covers, a welcoming bar area with ample storage and service space, a good-sized kitchen, and a dedicated pot washing/preparation area with double sinks, chiller, shelving, and side access. Customer WC facilities are also provided. In addition, all appliances, furniture, and the full contents within the premises can be purchased from the owner for £15,000, presenting an excellent turnkey opportunity for those looking to continue as a restaurant or adapt the space for a new hospitality venture.



- Prime location on Finkle Street, Pontefract town centre
- Currently trading as a Turkish restaurant
- Seating for over 34 diners in a comfortable layout
- Well-positioned bar area with space for alcohol, glassware, fridges, and till system
- Good-sized kitchen with ample room for equipment
- Dedicated pot washing and preparation area with double sink, spray, chiller, and shelving
- Side access door for deliveries and waste management
- Customer WC facilities
- Suitable for continued restaurant use or adaptable for alternative hospitality ventures
- Option to purchase all appliances, furniture, and full contents for £15,000, offering a ready-to-trade opportunity

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

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### Seating Area

18'5" x 21'5" (5.62 x 6.54)

The restaurant features a well-arranged seating area with capacity for over 34 diners, offering a comfortable and welcoming environment. The layout provides flexibility to accommodate both small groups and larger parties, with space designed to maximise covers while maintaining a relaxed dining atmosphere. The décor and ample light enhance the setting, making it suitable for a variety of dining concepts.

### Bar Area

4'9" x 13'3" (1.45 x 4.04)

The property includes a well-positioned bar area with ample space for displaying and storing alcoholic beverages, glassware, and accessories. The layout provides room for a till system, under-counter fridges, and additional storage, ensuring an efficient and practical setup for serving customers. Designed for both functionality and ease of service, the bar complements the main dining area and enhances the overall flow of the restaurant.

### Kitchen

12'4" x 13'5" (3.78 x 4.09)

The property benefits from a good-sized kitchen measuring approximately 3.78m x 4.09m, providing ample space to accommodate all essential equipment required for the efficient operation of a busy restaurant. The layout allows for practical workflow and food preparation, with sufficient room for cooking appliances, refrigeration, and storage, making it well-suited to a wide range of cuisines.

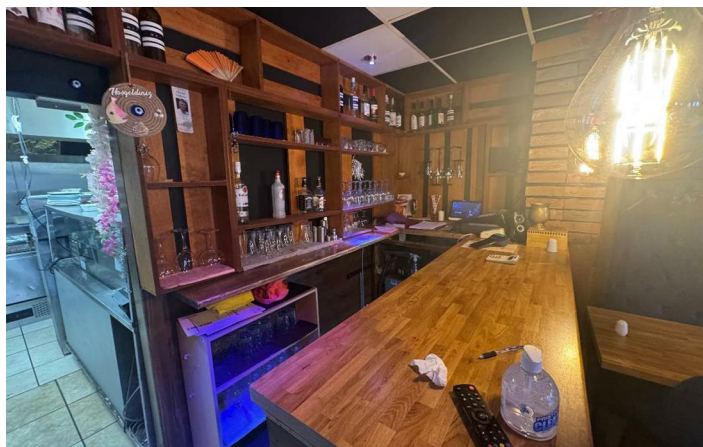
### Prep and Pot Washing Room

6'1" x 12'7" (1.87 x 3.86)

The property includes a dedicated pot washing and preparation area, fitted with a double sink and spray for efficient cleaning. A chiller and ample shelving provide convenient storage and organisation, while a side access door adds practicality for deliveries and waste management. This space is designed to support the smooth running of the kitchen and overall restaurant operations.

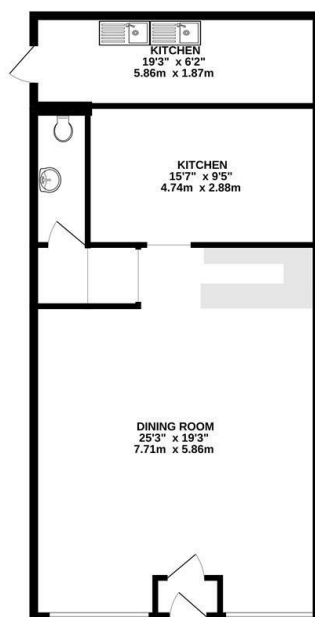
### WC

3'6" x 12'0" (1.09 x 3.66)



## Floor Plan

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency can be given. Made with floorplan wizard



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            | 42                                                                                                            | 42        |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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