



CROWN

ESTATE AGENTS

Horsefair, Pontefract



£1,000 Per Calendar Month



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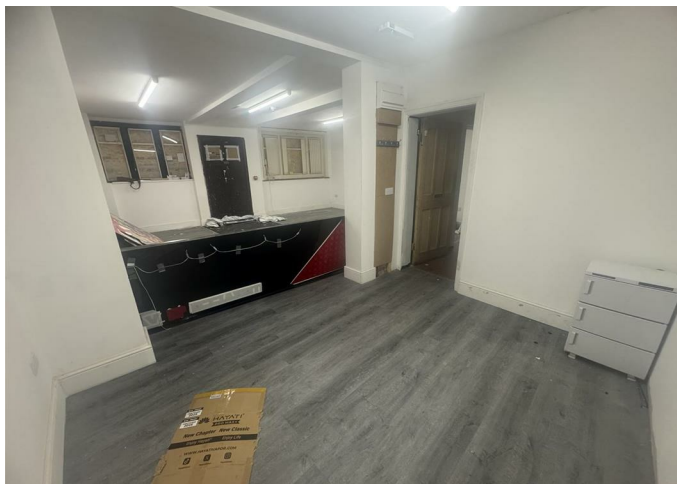


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This prominent commercial unit, formerly trading as the Golden Ball, occupies a highly visible position on Horsefair in the heart of Pontefract. The property comprises a large and versatile commercial premises, offering flexible accommodation ideal for a wide range of business uses. Benefitting from a prime location directly opposite Pontefract Bus Station, the unit enjoys excellent footfall and strong passing trade, making it an exceptional opportunity for retailers, leisure operators, food and beverage outlets, or service-based businesses seeking a central and well-connected location.



- Prominent Commercial Unit
- Highly Visible Position
- Large and Versatile Premises
- Excellent Footfall

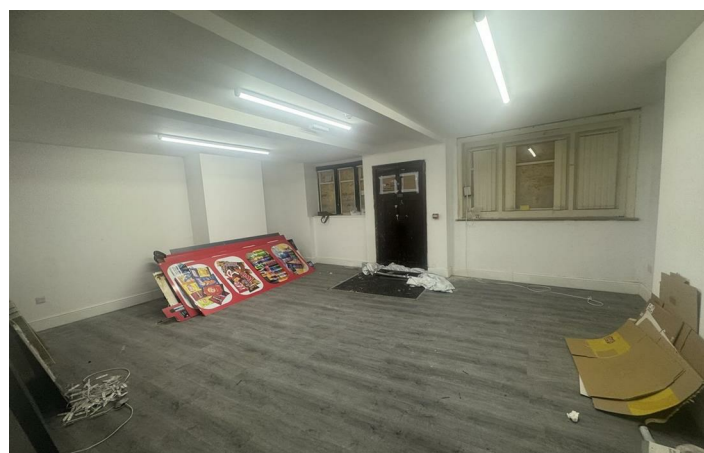
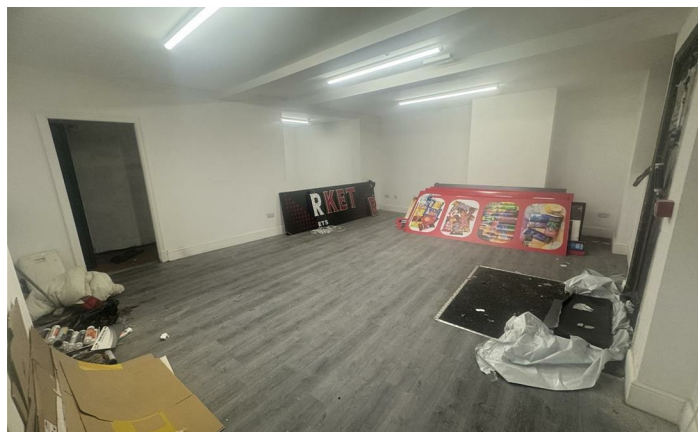
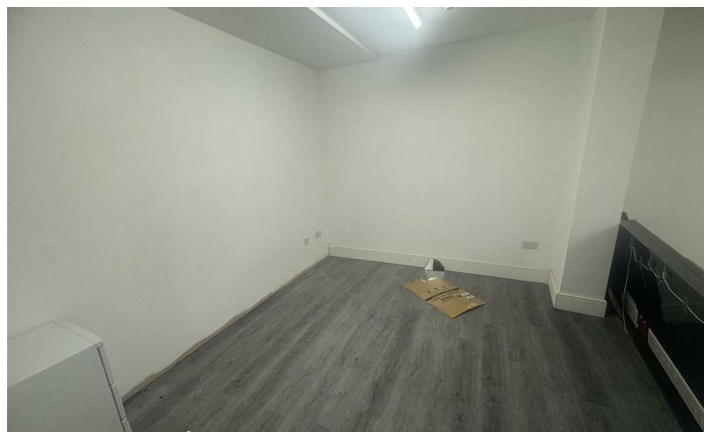
Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

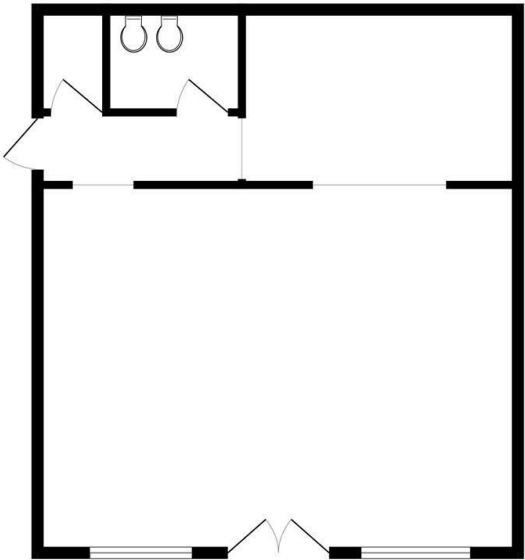
Main Shop Area

16'10" x 23'4" (5.14 x 7.13)



Floor Plan

GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, fixtures and appliances shown have not been tested and no guarantee is given to their suitability or efficiency can be given.
Made with Metaphor C2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.