

PONTEFRACT

1 MARKET PLACE/ 1&3 GILLYGATE

RETAIL UNIT TO LET



LOCATION

Pontefract is a historic market town in West Yorkshire approximately 17 miles south east of Leeds, 10 miles east of Wakefield and 20 miles south of York.

The property occupies a prominent position fronting Market Place, and benefits from a good return frontage down Gillygate. Market Place is host to other major multiples which include **Thomas Cook, Santander, Greggs, Dorothy Perkins, WHSmith** and **Poundland**.

ACCOMMODATION

Following sub-division works the premises will comprise the following approximate net internal floor areas and dimensions:

Shop Depth	9.9m	32'5" sq ft
Internal Width	6.0m	25' sq ft
Ground Floor Sales	86 m ²	925' sq ft

In addition a first floor storage area of 21 m² (226 sq ft) could be made available if required. Alternatively, the Landlord may consider a letting of the whole of the ground, first and second floors – details on request.

LEASE TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

Rental offers in the region of £22,000 per annum exclusive.

INCENTIVES

Subject to the rental level agreed and the Tenant's covenant strength, the Landlord will be prepared to offer a rent free period.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that this property is subject to the following assessment:

Rateable Value	£33,000.00
UBR 2010/2011	41.4
Rates Payable	£13,662.00

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

LEGAL COSTS

Each party are to be responsible for their own legal and professional costs incurred in this transaction.

VIEWING

Viewing is strictly via Central Retail:

Contact: Adam Jennings – adam@central-retail.co.uk
Adrian Johnson – adrian@central-retail.co.uk

SUBJECT TO CONTRACT



Pontefract



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