

Unit 7 The Old Courthouse, 2 Front Street, Pontefract, WF8 1BP



Retail and Business Suites at The Old Courthouse in Pontefract Town Centre

- Retail and Business Suites available
- Unique and well established Town Centre premises
- Prominent and imposing historic building in heart of Town Centre
- Car Parking to the rear
- Flexible Lease Terms Available

Office, Retail
TO LET

754 sq ft
(70.05 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	754 sq ft
Rent	£12,000 per annum
Rateable Value	£5,600 As the suite is under the rateable value of £12,000, small business rate relief will apply (no rates payable) subject to an occupier's status. Interested parties are advised to contact the local rating authority Wakefield Borough Council on 01977 727 121.
Service Charge	A service charge will be levied to cover the costs of management and maintenance of the common areas. Further details are available on request.
VAT	Applicable
Legal Fees	The incoming tenant will be responsible for a contribution towards our client's reasonable legal costs incurred in connection with the new lease preparation capped at £250 + VAT.
EPC Rating	C (67)

Description

This historic listed property offers accommodation over two floors. The ground floor offers a range of retail and office suites in addition to the Antiques Centre. The first floor has a café and WC facilities and a number of suites for office, retail or leisure uses.

Location

The Old Courthouse is situated on Front Street in the heart of Pontefract Town Centre. An important historic Grade II listed building of architectural significance it was once a Magistrates Court then Constabulary Headquarters. It has since been re-opened as an indoor market in the town centre offering a variety of retail shops, offices and a thriving Antique centre, offering Antiques, Fine Art and Collectables. Pontefract is a popular market town in the Borough of Wakefield in West Yorkshire, east of Wakefield and south of Castleford. It is located approximately 17 miles south of Leeds, 30 miles west of York, 26 miles from Leeds/Bradford Airport, 5 miles from the A1(M) and just 2 miles from the popular Junction 32 Retail Outlet and Xscape.

Accommodation

The accommodation comprises the following areas:

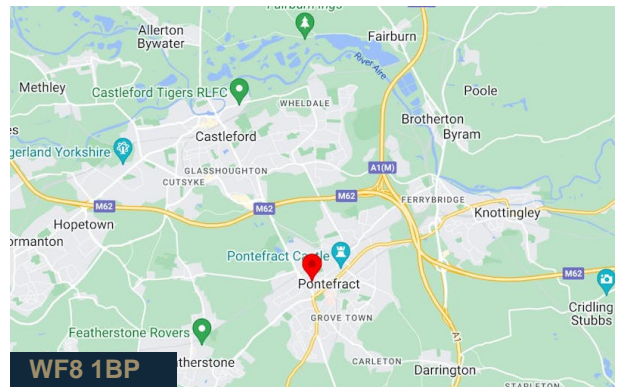
Name	sq ft	sq m	Rent	Availability
Ground - Floor Unit 7	754	70.05	£12,000 per annum	Available
Total	754	70.05		

Terms

The property is available on a new effective full repairing and insuring lease for a term to be agreed.

Car Parking

There is a designated car park to the rear of the building



Viewing & Further Information

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