

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



Prime Town Centre premises in the heart of Pontefract

- Very prominent and imposing historic building in heart of Pontefract Town Centre
- Extensive first floor accommodation suitable for Restaurant/Cafe/Bar Use
- Outdoor Seating Area to the front
- Car Parking to the rear

Leisure, Retail

TO LET

2,150 sq ft

(199.74 sq m)



MONTPELLIER
PROPERTY CONSULTANTS

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Summary

Available Size	2,150 sq ft
Rent	£30,000 per annum
Rateable Value	£18,200 Visit www.voa.gov or the business rates department at the local authority for more business rates information. The 2023/24 retail, hospitality and leisure business rates relief scheme will provide 75% rates relief. For more details visit www.gov.uk
Service Charge	A service charge will be levied to cover the costs of management and maintenance of the common areas. Further details on request.
Car Parking	There is a designated car park to the rear of the property.
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, 24 miles from Leeds/Bradford Airport, 5 miles from the A1(M) and just 2 miles from the popular Junction 32 Retail Outlet and Xscape.

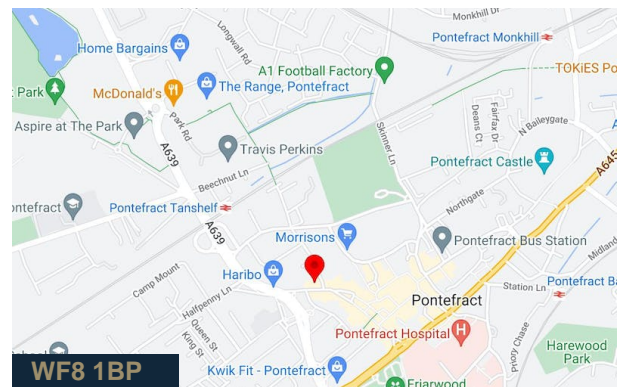
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Floor Kitchen Seating Area	508	47.19	Available
1st - Floor Prep Room	98	9.10	Available
1st - Floor Store	64	5.95	Available
1st - Floor Seating Area	1,481	137.59	Available
Total	2,151	199.83	

Terms

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



Viewing & Further Information

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