

# Lot 38, Units 1 - 3,7,9 & 11 Salter Row, Pontefract, West Yorkshire WF8 1BA

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Retail Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Freehold Retail Opportunity

- Substantial Ground and First Floor Retail Unit
- Total Approx. Floor Area of 720.78 sq m (7,758.48 sq ft)
- Prime Pedestrianised Town Centre Location
- Attractive and Historic West Yorkshire Town
- Nearby occupiers include Shoezone, Argos, Cardfactory, Holland & Barrett, Iceland and Home Bargains

#### Lot

38

#### Auction

9th July 2024

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

9 miles east of Wakefield, 14 miles south-east of Leeds

#### Roads

A1(M) (Junction 41), M62 two miles away (Junctions 32 and 33)

#### Rail

Pontefract Baghill Railway Station

#### Air

Leeds/ Bradford International Airport

### Situation

Pontefract is an attractive and historic West Yorkshire market town. The property is situated in a prominent position on the north side of Salter Row, a prime retail pitch in the heart of the town centre and directly opposite Pontefract Market Hall. Nearby occupiers include Shoezone, Argos, Cardfactory, Holland & Barrett, Iceland and Home Bargains.

### Tenure

Freehold.

### EPC

Band B

### Description

The property comprises a substantial shop with a significant frontage providing ground floor retail accommodation and first floor ancillary accommodation and benefits from rear access and loading.

### VAT

VAT is applicable to this lot.

### Completion Period

Six week completion

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground First	Retail Ancillary	508.70 212.08	(5,475) (2,282)	VACANT POSSESSION
<b>Total Approximate Floor Area</b>		<b>720.78</b>	<b>(7,757) (1)</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

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## Contacts

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2024