## **West Yorkshire WF8 1BA**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





**Freehold Retail Opportunity** 

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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 Auction 38 9th July 2024 **Vacant Possession Status** Available Sector **Auction Venue** High Street Retail Live Streamed Auction

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					
pitch in the h Nearby occu Iceland and	a prominent position on the north side of Salter Row, a prime retai eart of the town centre and directly opposite Pontefract Market Ha piers include Shoezone, Argos, Cardfactory, Holland & Barrett, Home Bargains.				
Tenure					
Freehold.					
Freehold.					

Description
The property comprises a substantial shop with a significant frontage providing ground floor retail accommodation and first floor ancillary accommodation and benefits form rear access and loading.
VAT
VAT is applicable to this lot.
Completion Period
Six week completion

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### **Tenancy & Accommodation**

Floor		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
Total Approximate Floor Area		720.78	(7,757) (1)	

<sup>(1)</sup> The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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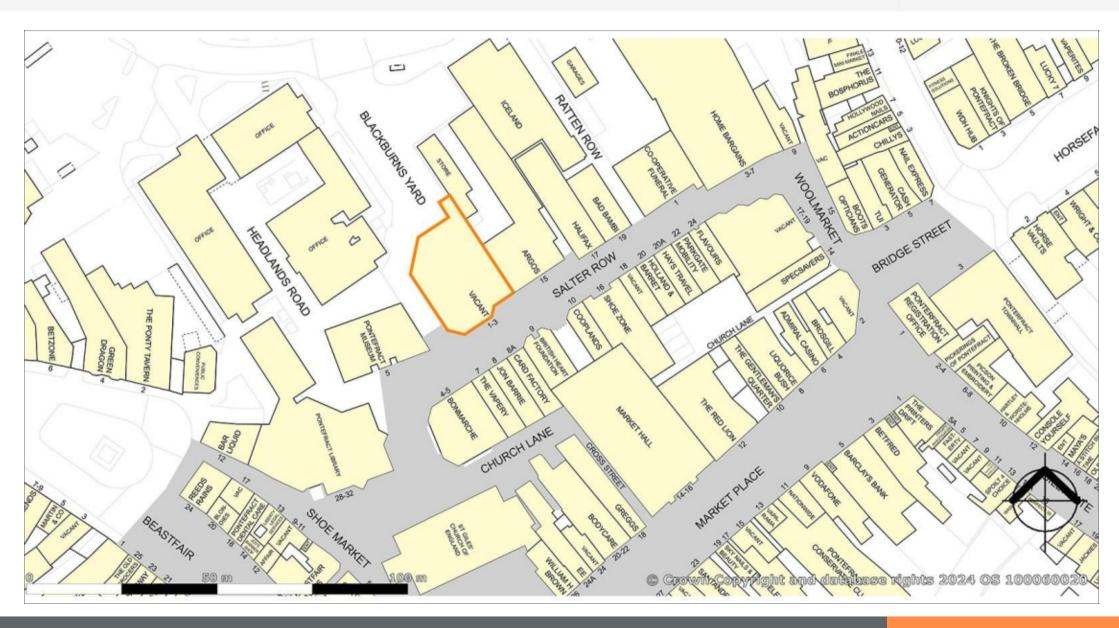


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#### **Contacts**

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#### Seller's Solicitors

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Vincent Lazar 0208 5740666 info@vincentsolicitors.com

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