

Lot 28, 28/32 Market Place & 1/3 Shoemarket, Pontefract, West Yorkshire WF8 1AT

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Freehold Retail and Dental Surgery Investment (with Recent Planning for Residential on Second Floor)

www.acuitus.co.uk

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Property Information

Freehold Retail and Dental Surgery Investment (with Recent Planning for Residential on Second Floor)

- Prominently located charity shop and dental surgery, with planning permission recently granted for 3 flats on the vacant second floor
- Shop let to SENSE on lease expiring June 2033 (subject to option)
- Dental surgery let to Modern Arts Dental Limited until December 2033 (subject to options)
- Vacant second floor (1,880 sq ft) with Planning Permission granted in September 2023 for conversion to 3 Residential flats
- Prominent town centre location, overlooking Market Place and Pontefract Open Market
- Nearby occupiers include M&S Simply Food (opposite), Tesco Superstore, B&M, Boots the Chemist, WHSmith, Holland & Barrett, Greggs & KFC

Lot

28

Auction

25th September 2024

Rent

£45,000 per Annum Exclusive
plus Vacant Second Floor with Planning for Residential conversion

Sector

High Street
Retail/Residential/Development

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

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

Roads

A1(M) (Junction 41), A639, A645, M62 (Junctions 32 and 33)

Rail

Pontefract Baghill Railway Station

Air

Leeds/ Bradford International Airport

Situation

The property is prominently situated on the north side of Market Place, at its junctions with both Shoemarket and Beastfair, in the heart of the town centre. Nearby occupiers include M&S Simply Food (opposite), Tesco Superstore, B&M, Boots the Chemist, WHSmith, Holland & Barrett, Greggs & KFC.

Tenure

Freehold.

EPC

The EPC's will be available to view online in the solicitor's legal pack.

Description

The property comprises a large shop arranged on the ground floor and basement, a dental surgery on the first floor and vacant separately-accessed former office accommodation on the second floor, with planning permission to convert to residential.

VAT

VAT is applicable to this lot.

Planning

Planning permission was granted on 15/09/2023 from Wakefield Council (R: 23/00856/FUL) for the change of use from Offices to 3 Residential flats on the second floor. (www.wakefield.gov.uk) (t: 0345 8506 506 e: devcontrol@wakefield.gov.uk)

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail/Ancillary Ancillary	160.00 98.70	(1,722) (1,062)	SENSE, THE NATIONAL DEAFBLIND AND RUBELLA ASSOCIATION (2) (t/a SENSE)	10 years from 30/06/2023 with a tenant option to determine on 30/06/2028	£35,000	30/06/2028
First	Dental Surgery	174.00	(1,872)	MODERN ARTS DENTAL LIMITED (3) (t/a Modern Arts Dental) with a personal guarantee until December 2028	10 years from 18/12/2023 with tenant options to determine on 18/12/2026 & 18/02/2029	£10,000	-
Second	Former Offices	174.72	(1,880)	VACANT (see Planning paragraph)	-	-	-
Total		607.42	(6,536)			£45,000	

(1) Areas provided by VOA (www.gov.uk/find-business-rates)

(2) Sense, The National Deafblind and Rubella Association, operate in over 100 stores across the UK (www.sense.org.uk)

(3) (www.modernartsdental.com)

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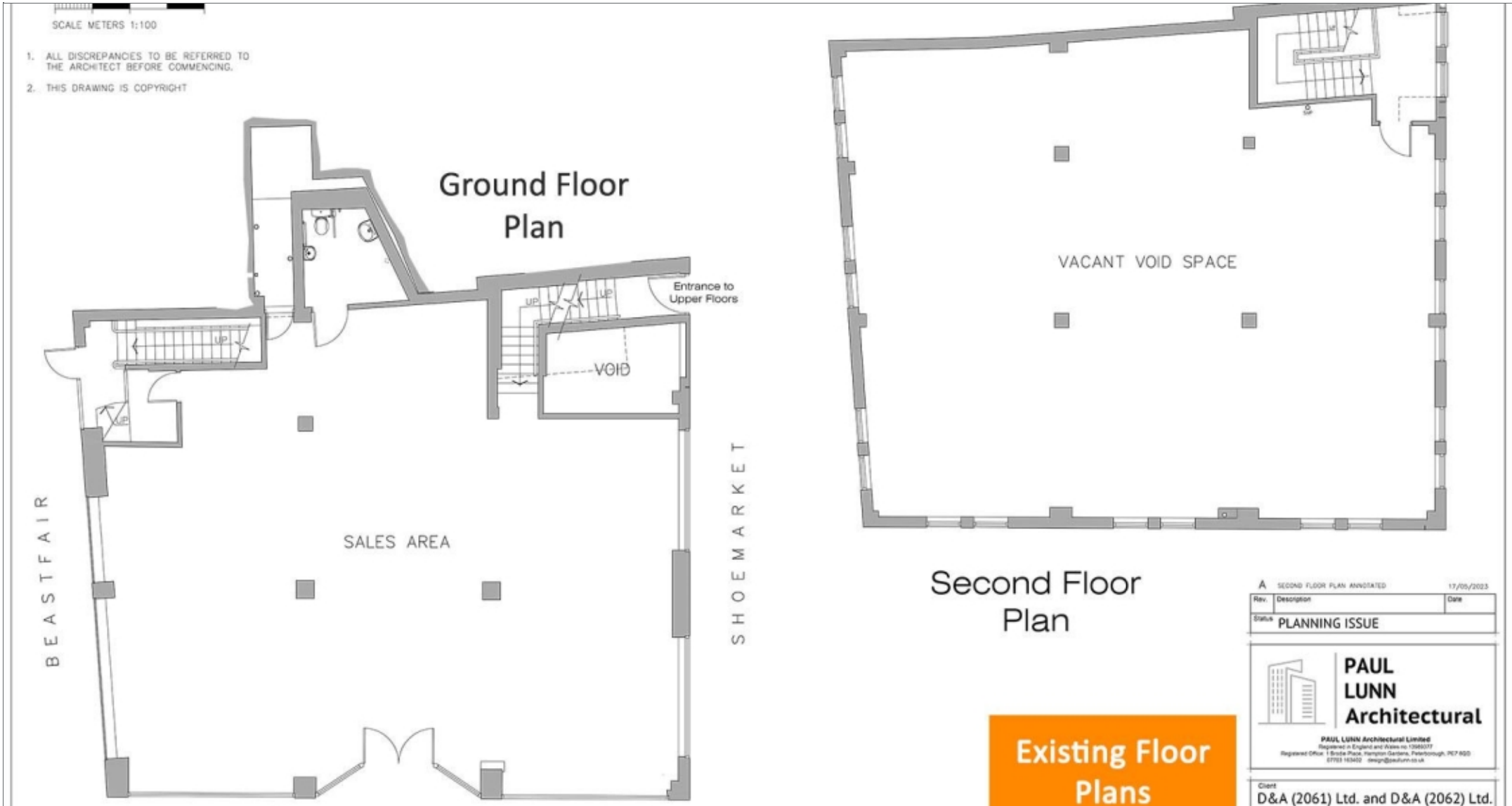


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SCALE METERS 1:100

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APARTMENT	AREA	BEDROOMS	PERSONS
ONE	70.0m ²	2	4
TWO	45.7m ²	1	1
THREE	50.2m ²	1	2



Second Floor Plan



Part Ground Floor Plan

SHOEMARKET

Proposed Floor Plans

A WINDOW ADDED TO FLAT 3 BEDROOM		17/05/2023
Rev.	Description	Date
Status PLANNING ISSUE		
 PAUL LUNN Architectural		
<small>PAUL LUNN Architectural Limited Registered in England and Wales no. 13085277 Registered Office: 1 Brackley Place, Hampton Gardens, Peterborough, PE7 8SD 07763 103652 paul@paullunn.co.uk</small>		
Client D&A (2061) Ltd. and D&A (2062) Ltd.		
Project		

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Contacts

Acuitus

David Margolis

+44 (0)20 7034 4862

+44 (0)7930 484 440

david.margolis@acuitus.co.uk

Henry John

+44 (0)20 7034 4860

+44 (0)7876 884 320

henry.john@acuitus.co.uk

Seller's Solicitors

Druces LLP

Salisbury House, London Wall

London

EC2M 5PS

Karen Chapman

020 7638 9271

k.chapman@druces.com

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2024