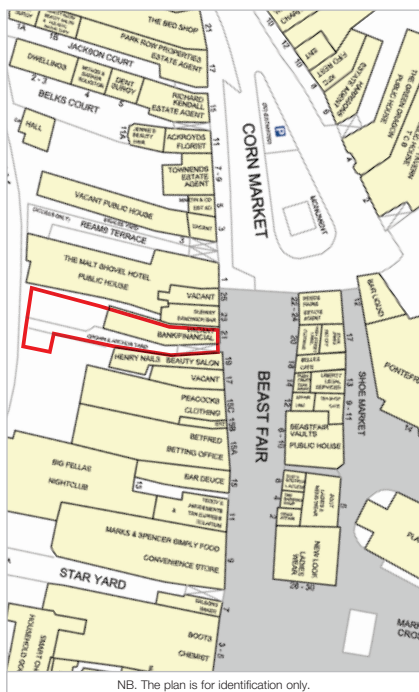


Pontefract **21 Beastfair** **West Yorkshire** **WF8 1AL**

- **Freehold Vacant Former Bank with Let Offices above**
- Located within the pedestrianised area of the town centre
- Three storey period property (3,131 sq ft) with rear car park
- No VAT applicable
- Upper floors let to solicitors
- Total Current Rents Reserved **£5,000 pa**
plus vacant former bank

On the Instructions of



NB. The plan is for identification only.



Tenure

Freehold.

Location

Pontefract, with a population in excess of 28,500, is located 12 miles south-east of Leeds and 21 miles south-west of York. The property, which is in a Conservation Area, is situated on the south side of the pedestrianised Beastfair, close to its junction with Cornmarket in the heart of the town centre. Occupiers close by include Tesco, Subway, Peacocks, Betfred, Marks & Spencer Simply Food, Boots, New Look and a range of local retailers.

Description

The property is arranged on ground and two upper floors to provide a former banking hall with self-contained offices on the first floor and storage on the second floor, which are approached from an entrance at the side, accessed via an alley to the front. There is a car park to the rear.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 234 Pontefract**.

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|----------------------------|---|--|--|--------------------------|---------------------------|
| Basement and Ground Floors | Vacant | Gross Frontage 4.86 m (15' 11") Net Frontage 3.58 m (11' 9") Shop Depth 12.14 m (39' 10") Built Depth 23.38 m (76' 8") Basement – Not inspected Ground Floor 89.55 sq m (964 sq ft) | | | |
| First and Second Floors | Woods Solicitors (West Yorkshire) LLP (www.woods-solicitors.co.uk) | First Floor Offices 139.50 sq m (1,502 sq ft) Second Floor Storage 61.85 sq m (666 sq ft) | 5 years from 08.07.2016 Tenant break option on 08.07.2019 IR & I capped at £1,500 p.a. | £5,000 p.a. | Reversion 2021 |
| | | Total | 290.9 sq m (3,131 sq ft) | Total £5,000 p.a. | |

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor C Cheadle Esq, Gateley plc. Tel: 0121 234 0212 e-mail: chris.cheadle@gateleyplc.com
Joint Auctioneer B Parker Esq, JLL. Tel: 0207 318 7842 e-mail: ben.parker@eu.jll.com

