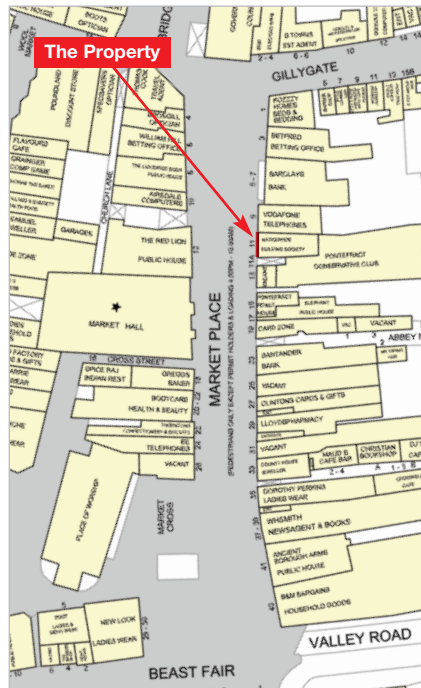


Pontefract **11 Market Place** **West Yorkshire** **WF8 1AG**

- **Attractive Freehold Building Society Investment**
- Let on a lease renewal to Nationwide Building Society
- Pedestrianised town centre position adjacent to Vodafone
- Reversion 2019
- Current Rent Reserved
£35,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
Pontefract, with a population in excess of 28,000, is located 12 miles south-east of Leeds and 21 miles south-west of York. The town is served by the A639 and A645, which provide access to the A1(M) and M62 Motorways (Junctions 32 and 33) some 2 miles away. The property is situated on Market Place, adjacent to Vodafone, in the pedestrianised part of the town centre between Gillygate and Beast Fair. Other national retailers include Barclays Bank, Santander, EE, Greggs, Dorothy Perkins, Betfred and William Hill.

Description
The property is arranged on ground and two upper floors to provide a regular shaped banking hall with rear extension and ancillary offices and staff accommodation to the first floor. The staircase to the second floor has been removed and is not presently used by the lessee.

| | | |
|---|-------------------|--------------------|
| The property provides the following accommodation and dimensions: | | |
| Gross Frontage | 7.55 m | (24' 9") |
| Net Frontage | 6.90 m | (22' 8") |
| Shop Depth | 21.60 m | (70' 10") |
| Built Depth | 23.50 m | (77' 1") |
| First Floor | 49.75 sq m | (536 sq ft) |
| Second Floor – Not Used (Not Inspected) | | |

Tenancy
The entire property is at present let to NATIONWIDE BUILDING SOCIETY for a term of 5 years from 25th December 2014 at a current rent of £35,000 per annum. The lease contains full repairing and insuring covenants.

Tenant Information
No. of Branches: 600+.
Website Address: www.nationwide.co.uk
For the year ended 4th April 2014, Nationwide Building Society reported a turnover of £0, a pre-tax profit of £677m and a net worth of £7.95bn. (Source: riskdisk.com 09.09.2014.)

VAT
VAT is applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.

Viewings
There will be a single block viewing held prior to the auction. If you would like to attend you must register no later than 12 noon on Friday 13th March by emailing: viewings@alltop.co.uk. Photo ID will be required on the day. In the subject box of your email please ensure that you enter 'Lot 46 Pontefract'.