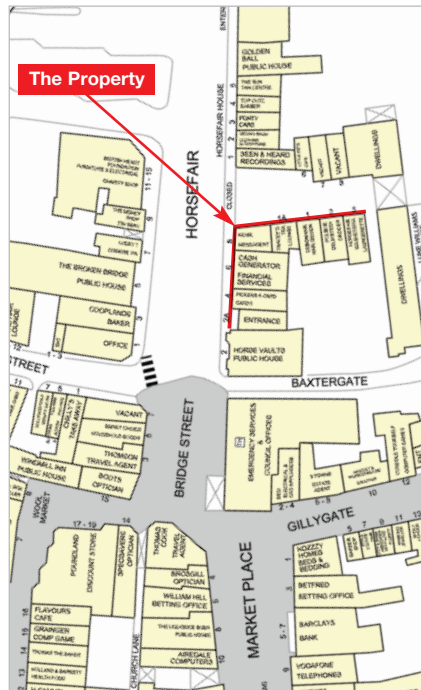


Pontefract Micklegate House Horsefair West Yorkshire WF8 1PD

- Freehold Retail Parade with Vacant Offices
- Comprises 6 shop units and 10,505 sq ft vacant offices
- Total Current Rents Reserved
£62,880 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
Pontefract, with a population in excess of 28,000, is located 14 miles south-east of Leeds, 9 miles east of Wakefield and 24 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 distant. The property is situated north of the town's pedestrianised retail area, close to the junction with Bridge Street. Occupiers close by include British Heart Foundation, Thompson Travel, Poundland and Boots Opticians, whilst Pontefract Bus Station is diagonally opposite the property.

Description
The property comprises a prominent corner building arranged on ground and three upper floors. The property provides six ground floor retail units, whilst the upper floors comprise self-contained office accommodation approached from Horsefair. The property has the benefit of 12 car parking spaces located in a yard to the rear.

Planning
The offices may be suitable for conversion to residential or alternative uses, subject to obtaining all necessary consents.
Local Planning Authority: Wakefield Council.
Tel: 0345 850 6506.

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 block viewing of the vacant offices held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@alltop.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 100 Pontefract**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	C Smart (t/a Debonair)	Gross Frontage 6.20 m (20' 4") Net Frontage 5.80 m (19' 0") Shop Depth 6.50 m (21' 4") Built Depth 10.55 m (34' 7")	5 years from 01.06.1995 Holding over Effectively FR & I by way of service charge	£3,080 p.a. (1)	Holding over
Unit 2	K Kania (Polish Shop)	Gross Frontage 6.10 m (20' 0") Net Frontage 5.80 m (19' 0") Shop and Built Depth 10.00 m (32' 9")	3 years from 10.08.2012 Holding Over (2) Effectively FR & I by way of service charge	£6,000 p.a.	Reversion 2018
Unit 3	O Marchant (t/a Washeteria)	Gross Frontage 6.20 m (20' 4") Net Frontage 5.80 m (19' 0") Shop Depth 9.00 m (29' 6") Built Depth 12.50 m (41' 0")	5 years from 01.11.1996 Holding over Effectively FR & I by way of service charge	£3,300 p.a.	Holding over
Kiosk/Café	A Hussain (t/a Kiosk Newsagents and Café) (4)	Kiosk Gross Frontage 5.70 m (18' 8") Net Frontage 5.00 m (16' 5") Shop Depth 7.25 m (23' 9") Built Depth 16.00 m (52' 6") Mezzanine 55.55 sq m (598 sq ft) Café Gross Frontage 7.80 m (25' 7") Net Frontage 7.20 m (23' 7") Shop Depth 5.20 m (17' 1") Built Depth 5.90 m (19' 4")	10 years from 17.12.2009 Rent review at the 5th year Effectively FR & I by way of service charge	£21,500 p.a.	Reversion 2019
Unit 6	Raceheart Ltd (Cash Generator)	Gross Frontage 10.65 m (34' 11") Net Frontage 10.25 m (33' 8") Shop Depth 10.60 m (34' 9") Built Depth 14.80 m (48' 7")	10 years from 04.11.2011 Rent review at the 5th year Effectively FR & I by way of service charge	£16,500 p.a.	Rent Review 2016
Unit 4	Wright & Co (Pontefract) Ltd (Solicitors)	Gross Frontage 5.70 m (18' 8") Net Frontage 5.05 m (16' 7") Shop Depth 9.45 m (31' 0") Built Depth 14.9 m (48' 10")	6 years from 07.08.2015 (3) Rent review and break at 3rd year Effectively FR & I by way of service charge	£12,500 p.a.	Rent Review 2018
First, Second & Third Floors	Vacant (5)	First Floor 330 sq m (3,552 sq ft) Second Floor 334 sq m (3,595 sq ft) Third Floor 312 sq m (3,358 sq ft) Total 976 sq m (10,505 sq ft) (disregarding partitioning)			

(1) With regard to Unit 1, the rent is £4,400 p.a., but there is a personal concession reducing the rent to £3,080 p.a. from 29th September 2015 to 28th September 2016.

(2) With regard to Unit 2, terms for a new 3 year lease have been agreed with the existing tenant at £6,000 p.a. subject to contract.

(3) Unit 4 has a rent free period expiring 7th November 2015 and a further 3 month rent free period if they do not operate their break.

(4) With regard to the Kiosk, the rear of the property is being used as a café. The tenant has advised the Vendor that the Council has confirmed the tenant may use the premises for 2 years as A3 use. As the lease only allows A1 use, a deed of variation is being drawn up to reflect this change of use.

(5) First, second and third floors not inspected by Allsop.

Total £62,880 p.a.