

TO LET

PONTEFRACT

15 Salter Row



DESCRIPTION

Pontefract is approximately 14 miles South East of Leeds and 8 miles north of Wakefield. The town has a population of approximately 34,000 people.

The unit is situated in a prime location fronting Salter Row with surrounding retailers including **Wilko, Bon Marche, Card Factory, Shoe Zone** and **Hays Travel**.

ACCOMMODATION

The property is on ground and first floors and has the following approximate dimensions/areas:

Ground	Sales	74.33m ²	800ft ²
First Floor	Ancillary	46.92m ²	505ft ²

LEASE

The unit is available by way of a new full repairing and insuring lease, for a term of years to be agreed.

RENT

Offers in the order of **£25,000** per annum exclusive.

SERVICE CHARGE

There is an on-account service charge for the year 2019 which is available on request.

EPC

The property has an EPC rating of E.

BUSINESS RATES

We have been informed by the Valuation Office Agency of the following rating information:

Shop and Premises

Rateable Value (2017)	£21,250
UBR 2019/20	49.1p

Interested parties should make their own enquiries.

COSTS

The tenant is to be responsible for their own legal costs including Stamp Duty and VAT.

VIEWING

Strictly by appointment through the joint agents:

Nick Denton
0113 243 1029
07989 352430
nickd@reesdenton.com

James Lamming
Barker Proudlove
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