

Retail & Leisure

Retail/Leisure Opportunity

To Let

17 Ropergate, Pontefract, WF8 1LL



Location

The property occupies a prominent position on Ropergate where nearby occupiers include **Yorkshire Building Society, HSBC, Lloyds TSB, The Post Office**, which generates significant footfall. The pedestrianised Market Place is 50m away with representation from national occupiers including **B&M, New Look, Boots, M&S Simply Food, Peacocks** and **Poundland**.

Accommodation

Forming a single storey ground floor sales and storage area. The unit further benefits from a potential linkage to additional retailing space fronting Southgate (please contact WSB for further details). The accommodation provides the following Net Internal Area;

	Sq M	Sq Ft
Ground Floor *	643.98	6,932

*Please note this can be extended to circa 14,000 sqft)

Lease/Rent

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed. The quoting rent is £55,000 p.a.

Planning

We understand the property benefits from Open A1 retail consent, interested parties must satisfy themselves with

Wakefield Council as to the planning consent and their intended use.

Timing

Available immediately.

Business Rates

We understand that the whole of the premises including an additional 7,000 sqft fronting Southgate have been assessed for rating purposes as follows:

Rateable Value	£66,000
UBR (2016/17)	49.3p
Rates Payable (2016/17)	£32,538

It should be noted that if the Ropergate and Southgate units are split then they will have to be reassessed. All interested parties are advised to make their own enquiries with the Wakefield Council (Tel: 03458 506 506) if seeking guidance on Ground Floor assessments only.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The property has an energy performance rating within Band D (86). A full copy of the Energy Performance Certificate can be obtained on request.

Viewings

To arrange a viewing please contact (0113 234 1444):

John Reid -
Adam Mobley -

jreid@wsbproperty.co.uk
amobley@wsbproperty.co.uk

Subject to Contract
May 2016

Pontefract – Town Centre Retail



SOUTHGATE PROPOSED

For further details on the Southgate opportunity that can either be linked into Ropergate to create 14,000 sqft or as a alternative as a separate unit please contact the agents.

The Southgate section of the property would be suitable for a variety of uses (subject to planning) including Gym, Restaurant, Trade Counter. The property also benefits self contained car parking.

Other occupiers in the vicinity include **Executive Floorings, Southgate Kitchen & Bathrooms, Abduls Restaurant and Kwik Fit.**

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