

Retail & Leisure

Retail/Leisure/Trade Counter Opportunity

To Let

50 Southgate, Pontefract, WF8 1LL



Location

The property occupies a prominent roadside position on Southgate, one of the main thoroughfares into Pontefract.

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

Accommodation

Forming a double storey with ground floor sales. The unit further benefits from a potential linkage to additional retailing space fronting Ropergate (please contact WSB for further details). The accommodation provides the following NIA Internal Area;

	Sq M	Sq Ft
Ground Floor	66.52	716
Upper Ground Floor	563.73	6,068
Mezzanine	34.37	370
Total *	664.60	7,154

*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 £35,000 p.a.

Use

The property would suit a variety of uses (subject to planning) such as Gym, Trade Counter, Retail and Restaurant.

An existing single storey extension adjacent to the building has planning consent to be demolished, providing circa 12 car parking spaces, with a subsequent slight reduction to Ground Floor area.

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 6,900 sqft fronting Ropergate 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 Southgate and Ropergate 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

Pontefract – Town Centre Retail



17 ROPERGATE – POTENTIAL LINKAGE OF UNITS

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

17 Ropergate benefits from direct access onto a busy retailing pitch and extends to 7,600 sq ft (706 sq m).

If combined it could provide up to 14,000 sq ft of Class A1 retail over 2 levels within Pontefract town centre.



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