



**18 MARKET PLACE  
PONTEFRACT  
WF8 1AT**



**TO LET**

**Basement Storage Facilities  
Last Utilised as a Restaurant  
121.27 sq. m. (1,305 sq. ft.)**

**RENTAL – £5,200 Per Annum Exclusive**

# 18 MARKET PLACE, PONTEFRACT, WF8 1AT

## LOCATION

The property occupies a position on the northern side of the pedestrianised Market Place, more specifically at its junction with Cross Street. The indoor market is situated virtually alongside and Market Place/Market Cross houses Pontefract's Open Market on Wednesdays, Fridays and Saturdays.

Nearby occupiers include Vodafone, Clinton Cards and W H Brown, the building of which the subject property forms part and also houses Greggs the Baker and Bodycare.

## DESCRIPTION

The property comprises basement storage facilities with independent access which was last utilised as a restaurant but has stood vacant for some time. Accommodation is provided across a single level with main access provided off Cross Street to the rear of Greggs the Baker.

## ACCOMMODATION

According to our measurements taken on site, the property offers the following internal floor areas:-

Store	10.89 sq. m.	(117 sq. ft.)
Former Restaurant/Store	95.04 sq. m.	(1,023 sq. ft.)
Former Kitchen	15.34 sq. m.	(165 sq. ft.)
WC Facilities	---	---
<b>Total Floor Area</b>	<b>121.27 sq. m.</b>	<b>(1,305 sq. ft.)</b>

## SERVICES

The property benefits from the provision of mains electric, water and drainage with currently no heating or hot water provided to the property.

Please Note: none of these services have been tested.

## RATING ASSESSMENT

The property is currently assessed for rating purposes as follows:-

Address:	Basement – 18 Market Place, Pontefract, WF8 1AT
Description:	Restaurant & Premises
Rateable Value:	£7,300

The Uniform Business Rate for 2018/2019 is 49.3 pence in the £.

Due to transitional relief provisions, the rates payable may have no relation to the rateable value. Interested parties are advised to check with the Local Rating Authority as to the current rates liability.

## TERMS

The property is offered to let by way of a new effective full repairing and insuring lease for a term of 3 years or longer. Any term in excess of 3 years will incorporate regular upward only rent reviews.

## RENTAL

£5,200 per annum paid quarterly in advance.

## VAT

VAT will be charged at the prevailing rate – if applicable.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is:-

D - 88

## VIEWING

Strictly by prior appointment with the sole letting agents:-

**Mark Brearley & Company – Tel: 01274 595999**

**Email: [enquiries@markbrearley.co.uk](mailto:enquiries@markbrearley.co.uk)**

**Web Site: [www.markbrearley.co.uk](http://www.markbrearley.co.uk)**

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**MISREPRESENTATION ACT 1967:** These particulars shall not form any part of any contract and no guarantee is given to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in the particulars and must satisfy himself (or herself) as to their accuracy by his (or her) own investigation before entering into any contract. No liability is accepted by Mark Brearley & Company for any losses howsoever arising directly or indirectly where reliance is placed on the contents of these particulars by intending purchaser or tenant.

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