

**5,7 & 9 Gillygate,  
Pontefract, WF8 1PH**



- # Investment Opportunity
- # Good Town Centre Position
- # Comprises of 3 x ground floor shops & 2 x 1 bed flats and 1 x 2 bed flat
- # Existing shop businesses are unaffected
- # Current income £15,099.96 pa excluding flats
- # Energy Performance Ratings:  
Shops – all are rated E  
Flats – D & E

**£290,000**

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## DESCRIPTION

An investment opportunity to acquire this attractive 3 storey building that is located within Pontefract Town Centre. Comprises of 3 ground floor shops which are all currently occupied. In addition there are 2 x 1 bed flats and 1 x 2 bed flat which are currently vacant.

The shops are currently let at:

No. 5:	£400/month (£4800/ annum)
No. 7:	£458.33/month (£5499.96/ annum)
No. 9:	£400/month (£4800/ annum)
	Total £15,099.96 per annum

We are of the opinion the 2 x 1 bed flats would achieve an additional £350/month and the 2 bed flat a further £395/month = £13,140 per annum

**SERVICES** Mains Electricity, Water and Drainage are all understood to be connected.

**RATES** The premises currently have a rateable value under the 2017 rating list of:

No. 5:	£3300.00
No. 7:	£3600.00
No. 9:	£3850.00

## COUNCIL

**TAX** Each flat has a Council Tax Band of A

**EPC's** Energy performance certificates are available on request

**VIEWING** Strictly by prior appointment with the Agents

### PLEASE NOTE

All room measurements are approximate and are taken to their widest parts. It is also believed that all the service connections and appliances that maybe included are in working order but a prospective purchaser should satisfy themselves prior to entering into a contract.

### MISREPRESENTATION ACT

These particulars are intended as a guide only to prospective purchaser and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information contained therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Selling Agents, Abson Blaza Property Services.