

**Norwood House, Stuart Road,
Pontefract, WF8 1BT**



- # Fully Let Office and Retail Investment Opportunity
- # Good Town Centre Position
- # Offered on a Freehold basis, subject to the existing Leases.
- # Car parking nearby
- # Ground Floor Energy Performance Rating: C
- # First Floor Energy Performance Rating: C

Guide

£350,000

Ground Floor, Norwood House, Stuart Road, Pontefract, WF8 1BT

DESCRIPTION

A Two Storey purpose-built retail property with separate self-contained offices at first floor level.

ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition (IPMS: OFFICE BUILDINGS) May 2015, the accommodation provides the following approximate net internal areas: -

Ground Floor:	1550ft sq. (144m sq.)
First Floor:	1207ft sq. (112.1m sq.)
Total	2757ft sq. (256.1m sq.)

LOCATION

The property occupies a prominent position on Stuart Road in Pontefract town centre. It is located on a main thoroughfare between Salter Row shopping arcade and the Morisons Superstore.

TERMS

The property is offered on a freehold basis, subject to existing leases as follows: -

Ground Floor – let on a 10-year Lease from 2019 at a rent of £18,000 per annum with 3 yearly upward only rent reviews.

First Floor – let to Ison Harrison Ltd until April 2024 at a passing rent of £15,000 per annum.

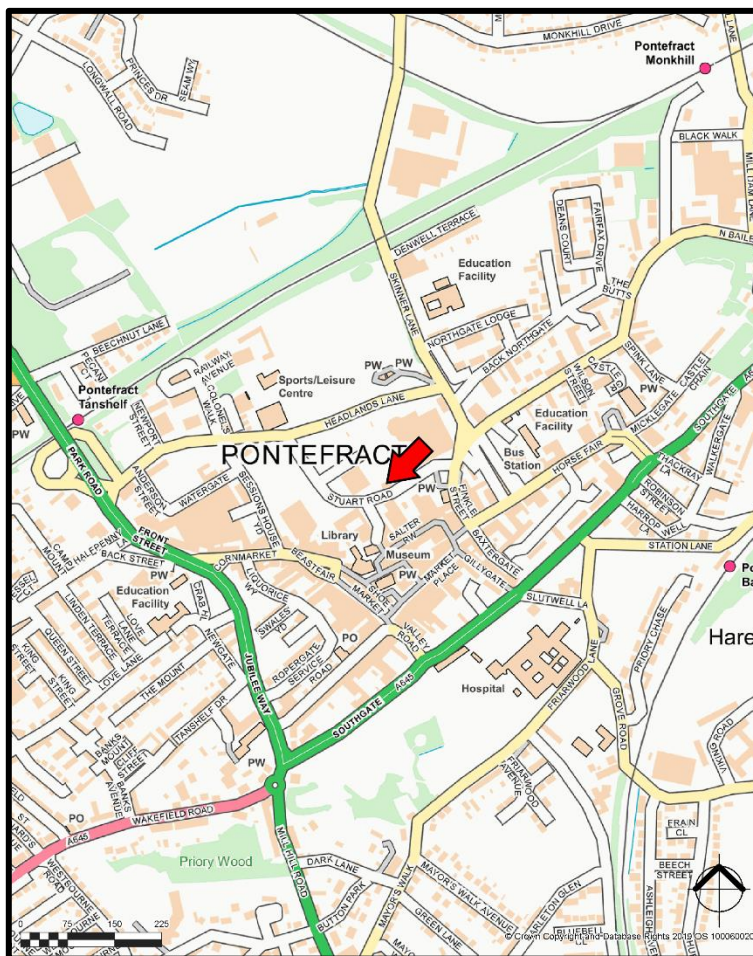
RATES

According to the Valuation Office Agency website, the premises have the current 2017 rateable values as follows: -

Ground Floor:	£9,600
First Floor:	£12,250

Interested parties are advised to direct further enquiries to the Local Authority.

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.