

Charter House, Jacksons Court, Liquorice Way, Pontefract WF8 1DE



- # Ground Floor Office/Studio
- # Town Centre Location
- # Self contained office/studio approximately 55.4m sq. (920sq. ft)
- # Mains Electricity
- # Lease terms negotiable
- # EPC Rating F

RENT
£11,000pa

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DESCRIPTION

The premises comprises a self contained office/studio located on the ground floor. Approximately 55.4m sq. (920ft sq.). Occupying a good Town Centre location accessed off Liquorice Way with parking at the front.

ACCOMMODATION

Reception: - 14ft x 6ft 5in (4.28m x 1.96m)

Waiting Room: - 10ft 10in x 10ft (3.32m x 3.06m).

Front Surgery:- 14ft 1in x 11ft 4in (4.31m x 3.45m)

Store:- 9ft 11in x 6ft 9in (3.04m x 2.07m)

Inner Hallway:

Preparation Room:- 9ft 10in x 7ft 3in (3.01m x 2.21m)

WC 1:- 7ft 4in x 4ft 9in (2.24m x 1.45m)

WC 2:- 7ft 3in x 4ft 9in (2.22m x 1.46m)

Side Surgery:- 14ft 7in x 10ft 3in (4.44m x 3.14m) overall

Inner Hall to:-

Rear Office/Office:- 17ft 5in x 9ft 3in (5.31m x 2.84m)

Kitchenette:- 6ft x 4ft 8in (1.85m x 1.43m)

Store:- 9ft 6in x 6ft (2.89m x 1.84m)

OUTSIDE

Parking to the front.

SERVICES

Mains Electricity is connected.

ENERGY PERFORMANCE RATING

EPC Rating F

LEASE TERMS

Negotiable

RATES

Rateable value £10,750

Rating Authority is Wakefield MDC

The business will benefit from small business rate relief, subject to the tenant qualifying. Purchasers should make their own enquiries in relation to Council Tax.

RENT

£11,000 per annum exclusive.

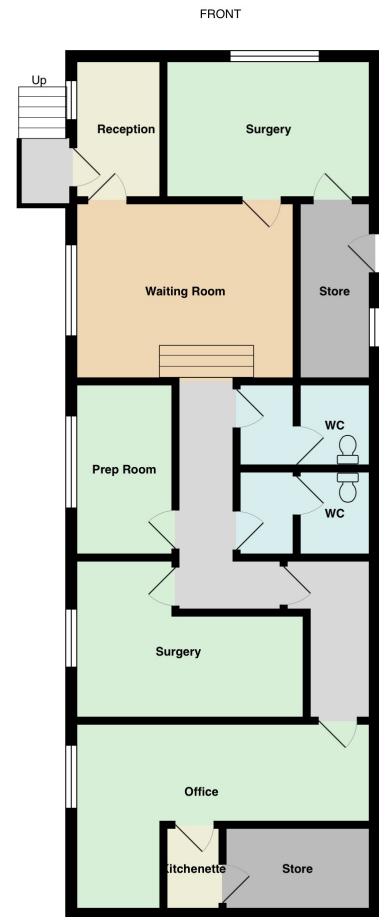
Unless otherwise stated all rents quoted are exclusive of VAT.

COSTS

Each part will be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agents



For Identification Purposes Only

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.