

33a Market Place
Pontefract, WF8 1AG



- # First and Second Floor Office available to let
- # Town Centre Location
- # Approximately 134.6m sq. (1448sq. ft)
- # Includes kitchen & w.c's
- # Gas central heating
- # Flexible lease terms
- # Energy Performance Rating:

RENT
£8000pa

DESCRIPTION

Abson Blaza are pleased to offer to rent these 1st & 2nd floor offices which are accessed off Maud's Yard off the main precinct of the Town Centre. With a gross internal floor area of approximately 134.6m sq. (1448ft sq.), the two floors are split into various size rooms with gas central heating. Three are separate w.c.'s to the second floor and kitchen areas to both floors.

ACCOMMODATION

GROUND FLOOR: - Entrance Hall with store and staircase up to: -

FIRST FLOOR: - Landing with store cupboard

FRONT OFFICE: - 16ft 5in x 14ft 10in (5.01m x 4.54m) overlooking the precinct with a double panel central heating radiator.

KITCHEN: - 9ft 2in x 8ft 3in (2.81m x 2.51m) with a stainless steel sink unit, central heating radiator.

REAR OFFICE: - 16ft x 14ft 4in (4.87m x 4.37m) Central heating radiator.

Staircase leads to: -

SECOND FLOOR LANDING

FRONT OFFICE: - 13ft 3in x 8ft 11in (4.05m x 2.51m) with central heating radiator.

FRONT OFFICE: - 17ft 2in x 8ft 6in (5.23m x 2.6m) with central heating radiator.

KITCHEN: - 9ft 6in x 6ft 1in (2.9m x 1.96m) with a stainless steel sink unit and wall mounted gas boiler.

MALE & FEMALE W.C's

REAR OFFICE: - 16ft 2in x 14ft 6in (4.93m x 4.43m) with central heating radiator.

RATES The rateable value under the 2017 rating list is £4,400. This property would qualify for small business rate relief, subject to conditions.

SERVICES All Mains Services are assumed to be connected.

LEASE TERMS

A new internal repairing and insuring lease is being offered. Lease term is subject to negotiations.

RENT

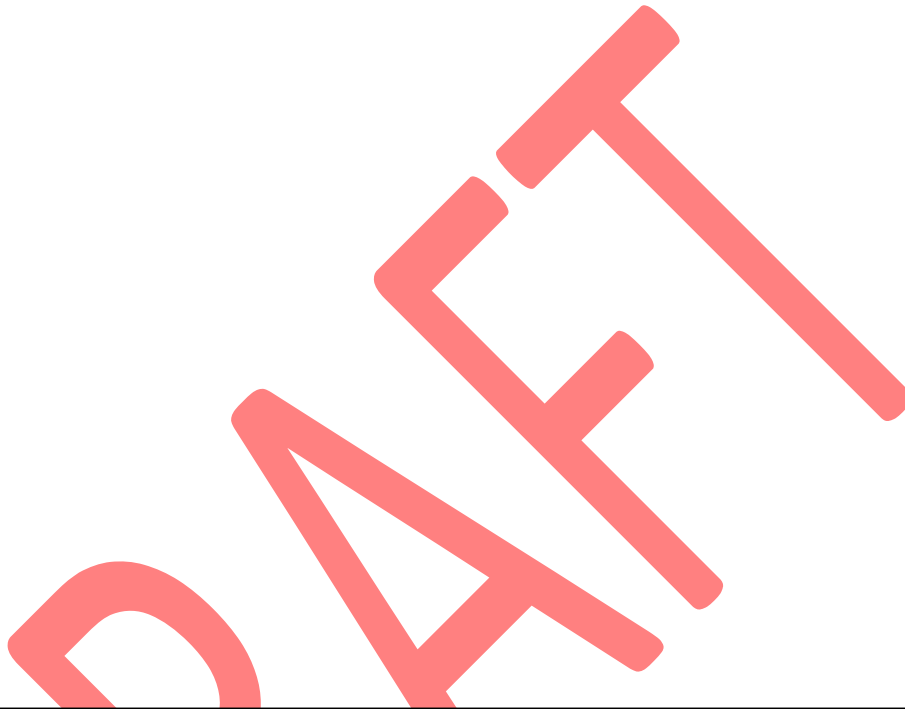
£8,000 per annum exclusive of VAT.

VIEWING

Strictly by prior appointment with the Agents







NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) 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 therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.