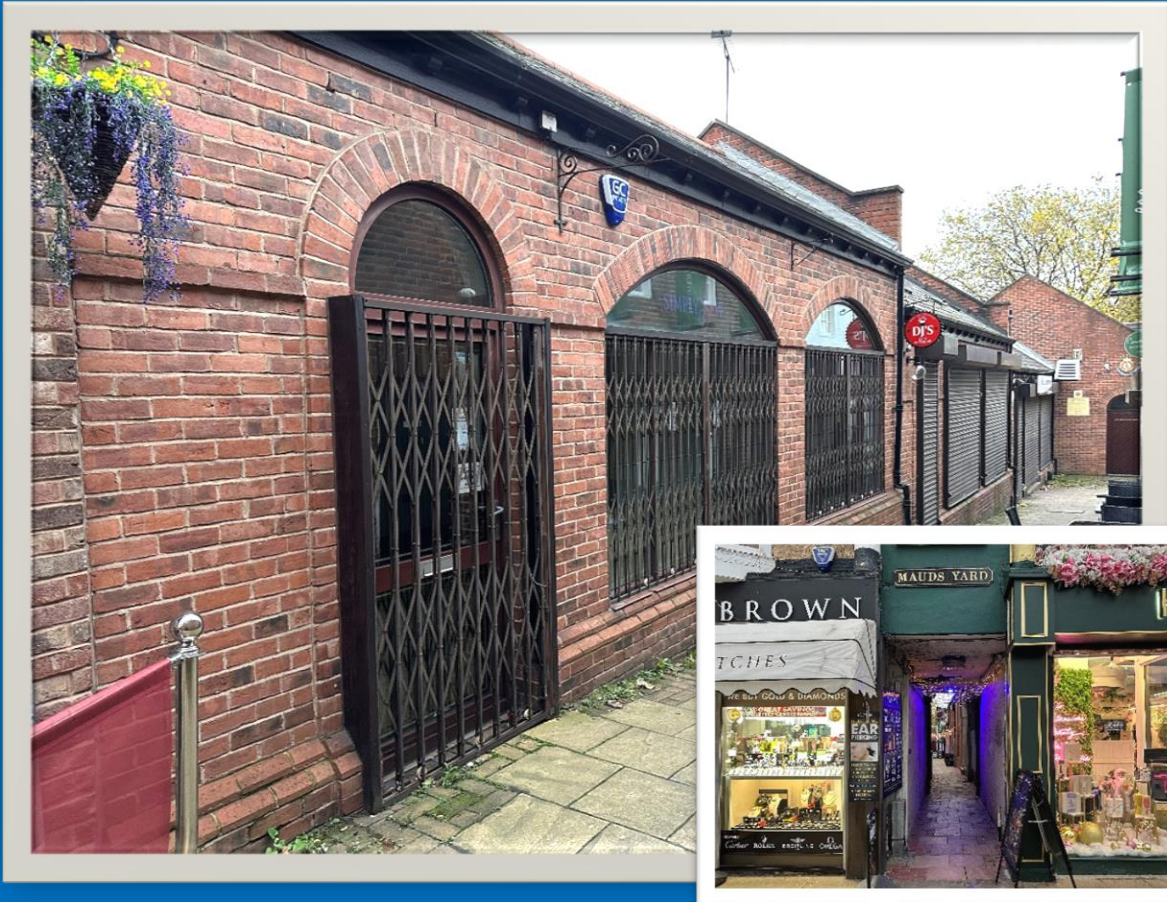


Unit A Maud's Yard, Pontefract, WF8 1AQ



- # Single Storey Unit For Sale
- # Gross Internal Floor Area – 42.3m sq. (456ft sq.)
- # Comprises Sales Area, Office, Kitchenette and w.c.
- # Pleasant location amongst other cafés etc.
- # Town Centre Location
- # Electric heating
- # Energy Rating

Price
£85,000

Unit A Maud's Yard, Pontefract, WF8 1AQ

Description

We are pleased to offer for sale this ground floor unit in the pleasant location of Maud's Yard which includes well respected cafés, cocktail bar and a short walk off the main pedestrian marketplace.

The property has a gross internal floor area of approximately 42.3m sq. (456ft sq.) which incorporates a sales area, kitchenette and w.c.

The Accommodation comprises.

SALES: - 31ft 1in x 14ft 6in (9.48m x 4.47m) overall (includes the office, kitchen and w.c.) and has two electric heaters.

OFFICE: - 7ft 10in x 6ft (2.39m x 1.83m).

KITCHENETTE: - 4ft 2in x 3ft (1.26m x 0.9m) with base cupboard unit, worktop with stainless steel sink unit and wall mounted electric water heater.

W.C. with a low flush suite.

SERVICES

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

RATEABLE VALUE

Under the 2023 Rating List, the premises have a rateable value of £6,600.

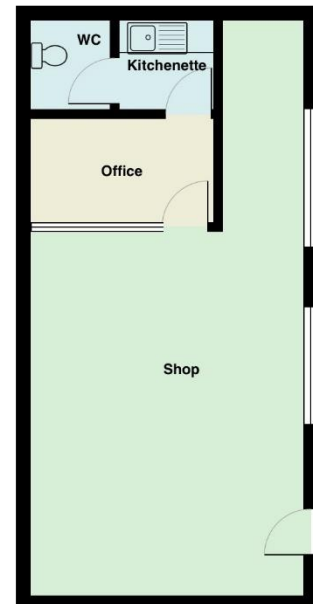
Potential occupier may have the benefit of claiming small business rate relief which would be subject to conditions.

PRICE

The Freehold is offered for sale with vacant possession at £85,000.

VIEWING

Strictly by prior appointment with the Agents
Abson Blaza Property Services 01977 780599.



For Identification Purposes Only

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.