

**18 Ropergate,
Pontefract, WF8 1LP**



- # Prominent ground floor Shop Premises
- # Town Centre Location
- # Approximately 88.2m sq. (949ft sq.)
- # Includes sales area and storage and w.c.
- # Energy Rating E

Rent

**£14,000 pa
excl.**

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Description

Occupying a prominent Town Centre location, we are pleased to offer available to rent this ground floor shop which has a gross internal floor area of approximately 88.2m sq. (949ft sq.). Includes a main sales area (45m sq. – 485ft sq.) plus additional sales and storage area and kitchenette and w.c.

FRONT SALES 20ft 7in x 22ft 1in plus 5ft 10in x 5ft 8in (6.24m x 6.74m plus 1.72m x 1.78m)

REAR SALES/STORE: 19ft 4in x 11ft 1in (5.91m x 3.40m and features a period style fireplace.

REAR STORE: 20ft 3in x 9ft 1in plus 5ft x 4ft 11in (6.19m x 2.76m plus 1.54m x 1.5m) and includes base and cupboard units, worktops and a stainless steel sink unit.

REAR ENTRANCE HALL

W.C. with part tiled walls and a tiled floor. Low flush w.c. and wash basin.

SERVICES

Mains electricity, water and drainage are all assumed to be connected but interested parties must make their own enquiries.

TENURE

The premises are available to let on lease terms to be agreed.

A tenant will also be responsible for a service charge to cover buildings insurance, rates etc. This is to be advised.

RATEABLE VALUE

Under the 2023 Rating Assessment, the premises have a rateable value of £9,900 as “shop and premises”.

VIEWING

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

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.