

**4 Horsefair,
Pontefract, WF8 1PD**

- # Prominent ground floor Office or Retail Space (subject to consents)
- # Town Centre Location
- # Approximately 80m sq. (880ft sq.)
- # Includes a main open plan office, storage, w.c's
- # Electric Heating
- # Energy Rating TBC

Rent**£12,000 pa
excl.**

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Description

A prominent Ground Floor Office/Retail Unit (subject to consents) with a gross internal floor area of approximately 80m sq. (880ft sq.) that includes a main open plan office, stores, separate rear office, w.c.'s and kitchenette. Electric heating.

MAIN OFFICE: 8.44m x 4.65m plus entrance and includes two wall mounted electric heaters.

OFFICE/STORE: 3.13m x 2.9m with wall mounted electric heater.

STORE: 3.5m x 2.03m.

INNER HALL with store cupboard with wall mounted electric heater.

OFFICE: 5.08m x 4.11m overall and includes two wall mounted electric heaters.

KITCHENETTE: 1.63m x 1.48m with a stainless steel sink unit and wall mounted electric water heater, base cupboard unit and worktop.

Gents W.C. with a low flush suite, sink with electric water heater

Ladies W.C. includes two sink units with wall mounted electric heaters and a low flush w.c.

SERVICES

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

LEASE TERMS

Internal repairing and insuring. Negotiable.

RATEABLE VALUE

Under the 2023 Rating Assessment, the premises have a rateable value of £10,000.

Small business rate relief may be available (subject to conditions).

VIEWING

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

COSTS

The incoming tenant will be responsible for the cost of a new lease.

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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.