



**26-30 ROPERGATE  
PONTEFRACT  
WF8 1LY**

**FOR  
SALE**

**FULLY LET COMMERCIAL INVESTMENT**

**TOTAL INCOME £40,450 P.A.**

## LOCATION

The property is situated fronting Ropergate, which is within Pontefract town centre, immediately to the southwest of Market Place. Usual town centre amenities are available within easy reach. On-street parking is available along the length of Ropergate. There is a car park included with the property to the rear, accessed off Liquorice Way.

## DESCRIPTION

A mid-terrace block comprising 3 retail units and a further retail space located at first floor accessed from the rear (Liquorice Way). The four units are fully let with tenancy details set out below. There is a private car park to the rear which is included within our client's ownership and also ample on street parking available nearby.

Measured in accordance with the RICS code of measuring practice, each retail space provides the following approximate net internal areas:

No. 26	670 sq ft (62.2 sq m)
No. 28	653 sq ft (60.7 sq m)
No. 30	820 sq ft (76.3 sq m)
FF 26-30	1,840 sq ft (170.9 sq m)

**TOTAL FLOOR AREA      3,983 sq ft (370 sq m)**

## TENANCY SCHEDULE

Property Number	Tenant	Type of Business	Lease Details	Rent (PA)
26	Private Individual	Hair Salon	3 year lease expiring 9 <sup>th</sup> December 2023.	£10,000pa
28	Private Individual	Barbershop	5-year lease expiring 31 <sup>st</sup> August 2027.	£9,950pa (rising to £11,000pa in year 3-5).
30	Private Individual	Pet Food	2-year lease expiring 12 <sup>th</sup> June 2024.	£9,750pa
First Floor 26-30	Private Individual	Suit Hire	5-year lease expiring 19 <sup>th</sup> August 2028.	Year 1 £10,000pa, years 2 and 3 £10,500pa, years 4 and 5 £11,000pa
Car Park	Private Individual	N/A	Hire of 3 car parking spaces in rear car park. Payable annually in advance on 21 <sup>st</sup> August.	£750pa

**TOTAL RENT = £40,450**

**(Rising to £41,500PA in August 2024)**

## TERMS

The property is offered on a freehold basis, subject to existing leases as set out below in the Tenancy Schedule. The guide price is **£425,000** reflecting a yield of 9.5% ignoring acquisition costs. VAT is not applicable on this property.

## ENERGY PERFORMANCE CERTIFICATES

Each Unit has a current EPC with the following ratings:

No. 26	C – 70
No. 28	C – 63
No. 30	C – 67
FF 26-30	D – 88 (Expired)

## BUSINESS RATES

According to the Valuation Office Agency website the premises has the following 2023 Rateable Values:

No. 26	£7,800
No. 28	£7,900
No. 30	£8,800
FF 26-30	£5,600

Interested parties are advised to make their own enquiries in this respect.

## VIEWING/FURTHER INFORMATION

For further information or to arrange a viewing, please contact Alfie Stevens-Neale on 0113 2395778 (alfie@adairpaxton.co.uk) or Simon Dalingwater on 0113 2395777 (simon@adairpaxton.co.uk)

## SUBJECT TO CONTRACT

Details prepared July 2023



Boundaries shown for illustrative purposes only and not to be relied upon.

MISREPRESENTATION ACT 1967. Messrs Adair Paxton Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them; (iii) no person in the employment of Messrs Adair Paxton Ltd has any authority to make or give representation or warranty whatsoever in relation to this property; (iv) all prices and rents are quoted exclusive of VAT unless expressly stated to the contrary.

MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

First Floor, Jason House, Kerry Hill, Horsforth, Leeds, LS18 4JR  
Tel: 0113 2395770 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk