

FIRST FLOOR OFFICE / STUDIO

903 SQ FT (83.9 SQ M)

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- Prominent Location
- Characterful Features
- Ideal Starter Suite
- Self-Contained
- Kitchenette and WC Facilities



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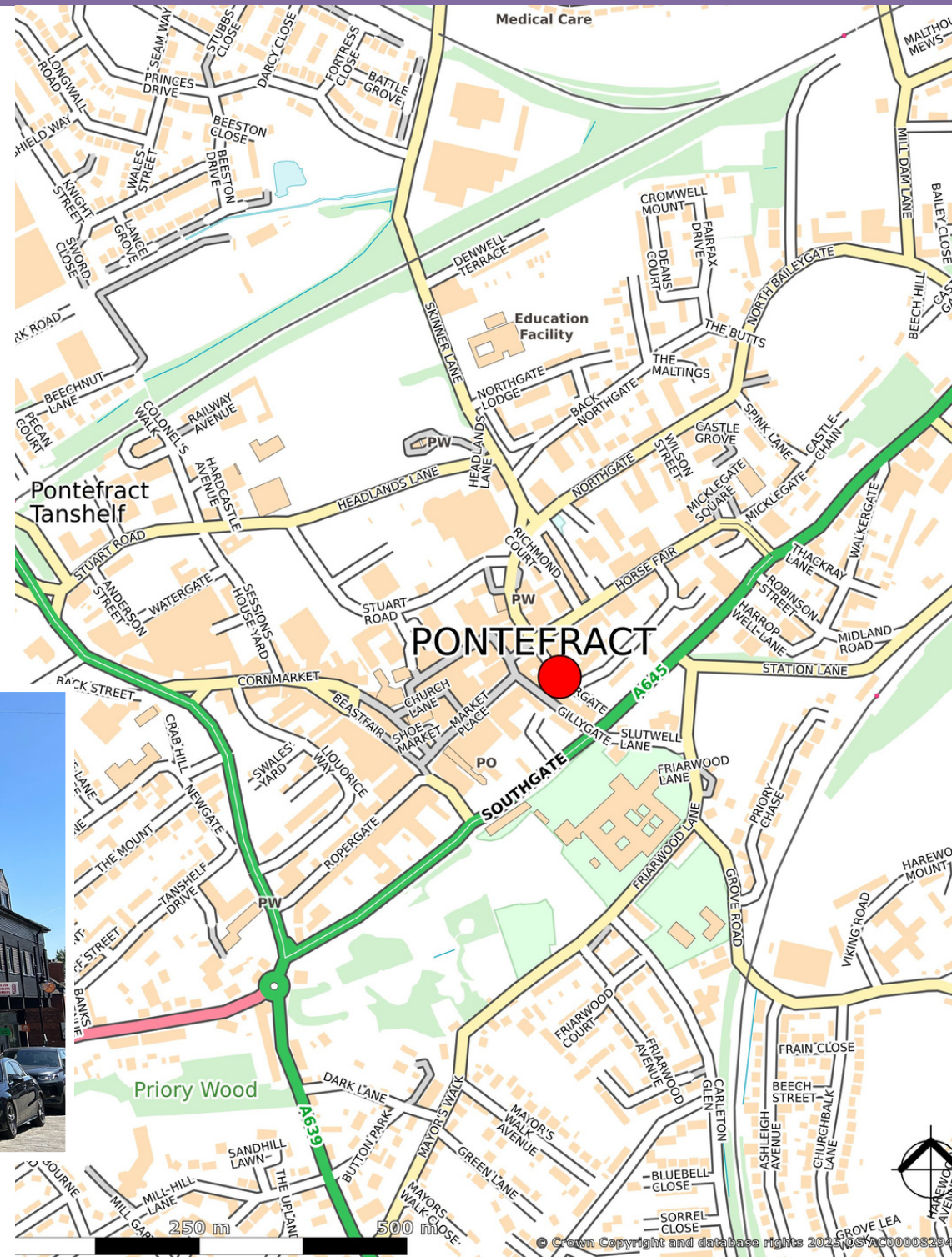


12a Gillygate
Pontefract, Wakefield
WF8 1PQ

£8,000
per annum

LOCATION

The property is located prominently fronting the pedestrianised section of Gillygate which is situated just off Market Place in the centre of Pontefract. Other nearby retails include Betfred, Vodafone, Greggs, Nationwide Building Society and Barclays.





DESCRIPTION

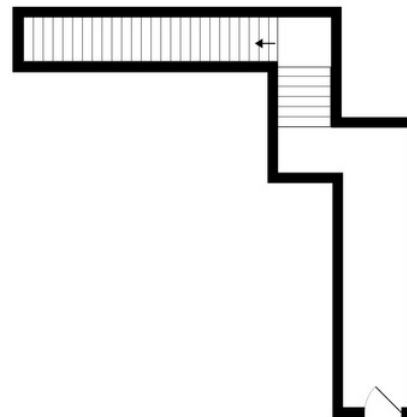
The first-floor retail premises which was previously used as a hair salon. The property is accessed via an internal staircase from the ground floor at Gillygate. The premises benefits from two large office / studio rooms, separate meeting room, Kitchenette and WC facilities.



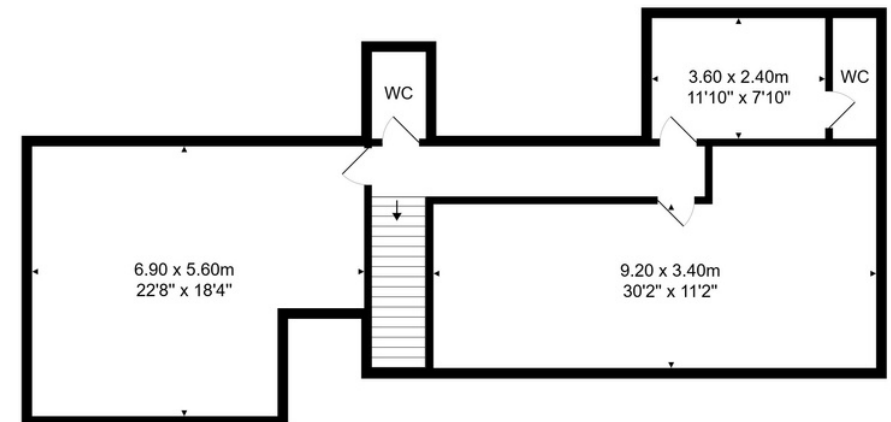
ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
First Floor	903	83.9
Total	903	83.9



Ground Floor



First Floor



EPC

The property currently benefits from an EPC rating of D-93.

VAT

It is understood that the property is not elected for VAT.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £8,000 per annum.

SERVICE CHARGE

Further information available on application.

RATEABLE VALUE

We have made enquiries with the VOA website and can reveal that the subject property has a rateable Value: £3,050.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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Property Specialists ■ ■ ■ ■