

# AWS

Surveyors & Property Consultants

## TO LET

**88 BAGHILL LANE, PONTEFRACT,  
WF8 2HB**



**RETAIL UNIT SITUATED IN BUSY  
NEIGHOURHOOD PARADE**

**565ft<sup>2</sup> (52.53m<sup>2</sup>)**

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF  
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# Property Particulars

## LOCATION

Baghill Lane is densely populated residential area situated off the A645 close to Pontefract Town Centre.

The property is situated on a retail parade surrounded by housing. The parade benefits from off road car parking immediately to the front of the retail units.

Other occupiers include Post Office, Spar convenience store, Motor Spares shop, hairdressers and Fish & Chip shop.

## DESCRIPTION

Situated in the middle of the parade, the unit has a good sized sales area which would suit a variety of uses.

To the rear of the property there is a w.c. and kitchenette, with stairs leading down to a lower ground storage area. External access to the rear can also be gained from here.

## AREA

The property has the following net internal floor area:

Ground floor	- 405 ft <sup>2</sup>	37.59m <sup>2</sup>
Lower ground	- 160ft <sup>2</sup>	14.94m
<b>TOTAL</b>	<b>565 sq ft</b>	<b>52.53m<sup>2</sup></b>

## TERMS

The commencing rent is £8,500 per annum exclusive of service charge, rates and VAT.

The property is to be let on a new effective full repairing & insuring lease with rent free periods available to incoming tenants.

## RATEABLE VALUE

We have been verbally informed by Wakefield MDC that the property has a rateable value of £4,600

## LEGAL FEES

Each party is responsible for their own legal fees incurred in the transaction.

## SERVICE CHARGE

A service charge may be levied to cover the management and maintenance of the common areas.

## VAT

All prices are quoted exclusive, but may be subject to VAT

## VIEWING

For further information or to arrange a viewing contact George Schofield at AWS on 0113 235 1362. [george@awsltd.co.uk](mailto:george@awsltd.co.uk)

## SUBJECT TO CONTRACT

