



**GROUND FLOOR
NORWOOD HOUSE
STUART ROAD
PONTEFRACT
WF8 1BT**

TO LET

**PROMINENT GROUND FLOOR RETAIL UNIT
1550 SQ FT (144M²)**

Location

The property occupies a prominent position on Stuart Road in Pontefract town centre. It is located on a main thoroughfare between Salter Row shopping arcade and the Morrisons superstore.

Description

The ground floor retail unit provides an open-plan sales area with ancillary storage, manager's office and WC facilities. There is a service area to the righthand side of the unit with separate access into the store.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the accommodation provides a net internal area of 1550 sq ft (144m²).

Terms

The premises are available by way of a new lease on full repairing and insuring terms at an asking rental of **£18,000 p.a.** This rental is exclusive of all other outgoings. It is understood that VAT is applicable on this property and this rental is quoted exclusive of VAT and all other outgoings.

Business Rates

According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£9,600**. Interested parties are advised to direct further enquiries to the local authority.

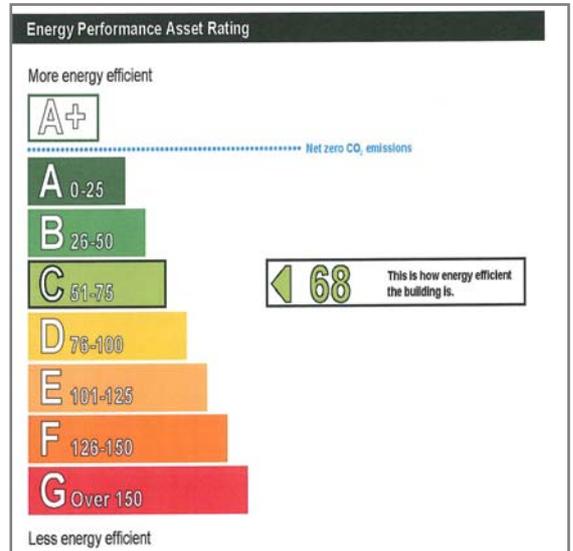
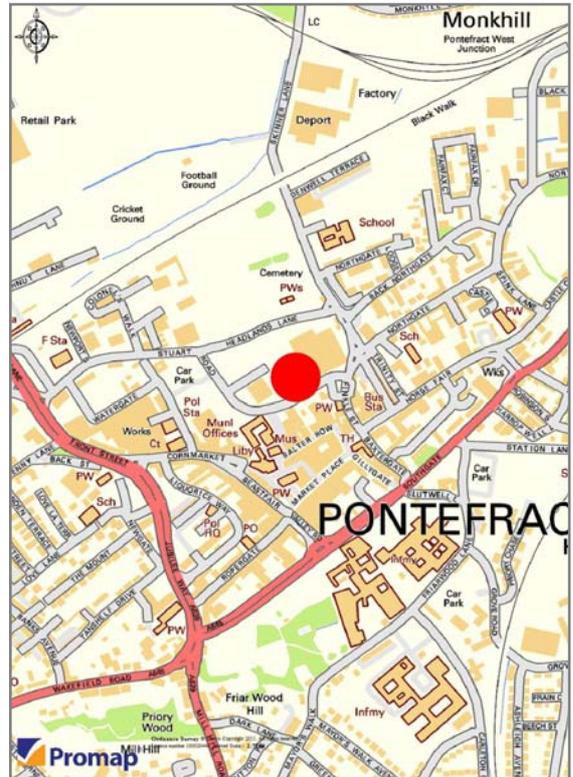
Viewing/Further Information

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

SUBJECT TO CONTRACT

Details amended April 2019

SPD/LPJ



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.

MISDESCRIPTONS 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.