

**17 Gillygate,
Pontefract, WF8 1PH**



- # Situated just off the main Market Place precinct
- # Inner Terrace Shop that is currently split as 2 separate floors
- # Gross Internal Floor Area of 4.8m sq. (450ft sq.) Overall.
- # May sell
- # Energy Rating TBC

Rent**£8,000 pa
excl.**

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Description

Situated just off the main Market Place precinct, this Inner Terrace Property would suit a variety of uses and is currently split into two floors with shared toilet facility to the first floor. To the ground floor there are two rooms plus storage and a rear courtyard and to the first floor there are three rooms in addition to the shared toilet facilities.

GROUND FLOOR

FRONT SALES: - 12ft x 11ft 1in (average) (3.66m x 3.38m)

REAR TREATMENT ROOM: - 12ft 6in x 10ft 6in (3.79m x 3.19) includes a range of base cupboard units with worktops, stainless steel sink unit/drainer and circular sink unit with wall mounted electric water heater.

REAR ENTRANCE HALL

STORE AREA: - 8ft (average) by 2ft 6in (2.43m x 0.76m)

FIRST FLOOR

LANDING

W.C. with low flush suite and wash basin.

RECEPTION: - 11ft 1in x 10ft 7in (3.26m x 3.12m)

TREATMENT ROOM No 1: - 12ft 1in x 8ft 4in (3.68m x 2.53m)

TREATMENT ROOM No. 2: - 12ft 2in x 6ft 1in (3.7m x 1.86m)

OUTSIDE Accessed from the ground floor there is an enclosed courtyard with two outbuildings.

SERVICES

Mains electricity, water and drainage are all assumed to be connected. Prospective tenants should make their own enquiries.

RATEABLE VALUE

Under the 2023 Rating Assessment, the premises have a rateable values as follows: -

Ground Floor: - £4550.00 described as "Hairdressing Salon and premises".

First Floor: - £1750.00 described as "Office & Premises".

You may be entitled to small business rate relief for properties with a rateable value of £12,000 and less – subject to conditions.

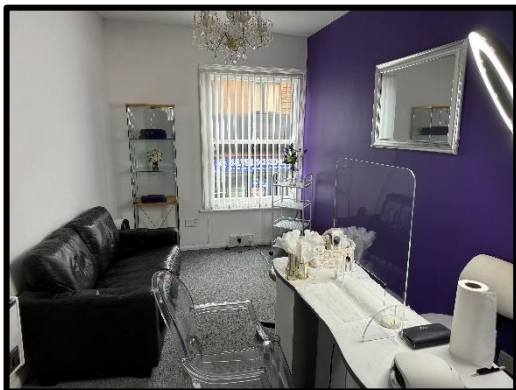
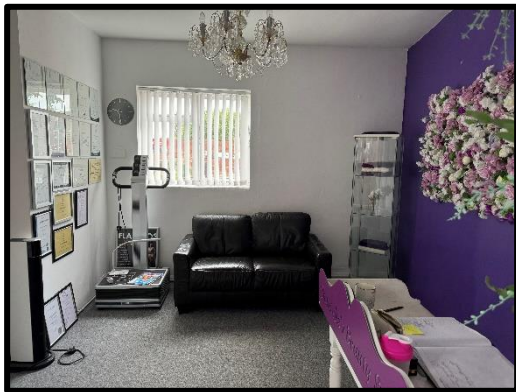
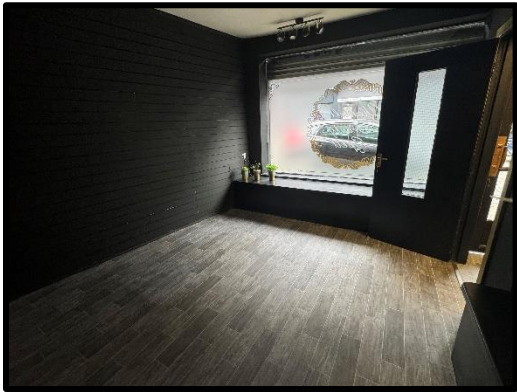
LEASE TERMS

A new tenant will be granted a full repairing and insuring lease and would be responsible for the cost at £450 plus VAT.

VIEWING

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

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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.