



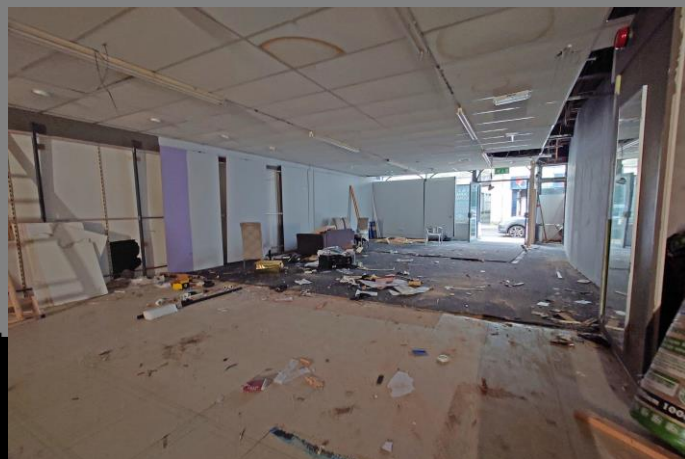
17 Ropergate
Pontefract WF8 1LL

PROPERTY FEATURES

- Spacious ground floor retail unit
- Approx 1506 sq ft (140 m2)
- Busy high street location
- Situated within Pontefract Town Centre
- On street parking immediately outside
- Self contained open plan retail space
- Suitable for a variety of alternative uses
- Popular location for independent retailers
- Available now on flexible lease terms
- For all enquiries call FSL Estate Agents



01924 200101



Annual Rental Of £25,000

Floor Plan



Retail Space

21.08m x 7.00m
(69'2" x 23')

Energy performance certificate (EPC)

17 Ropergate Pontefract WF8 1LL	Energy rating A	Valid until: 29 August 2033 Certificate number: 5367-3313-0188-2454-6419
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Property type	Retail/Financial and Professional Services
Total floor area	128 square metres

Rules on letting this property

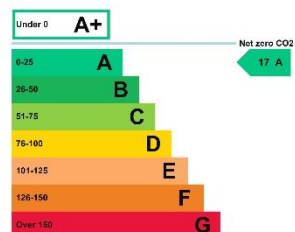
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is A.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



PROPERTY DETAILS

Now available to let on flexible lease terms. This is a spacious self contained single storey retail unit which occupies a prominent position on Ropergate within Pontefract town centre. The premises would be suitable for a variety of commercial / retail uses. To arrange a viewing and for further enquiries please call FSL Estate Agents on 01924 200101.

LOCATION

The property is located on Ropergate which links the main arterial roads of Southgate and Jubilee Way within Pontefract, a popular market town within West Yorkshire. Ropergate is one of the main high streets within the town centre, with a significant number of independent retailers located there. The property is therefore in a location that will remain in strong demand for any potential tenants and offers excellent passing trade and an extensive catchment area.

SIZE

Approximately 1506 sq ft (140 sq m) net internal floor area.

LEASE TERMS

Flexible lease terms by negotiation on a full repair and insure basis.

RATEABLE VALUE

The current rateable value, effective from April 2023 is £8,100. However this may be subject to reassessment as the internal layout has been amended since the last assessment.

USE CLASSIFICATION

Class E (Commercial, business and service) use which covers retail, sale of food & drink, financial & professional services, health care, day care and general office use. Any potential tenants should make their own enquiries with Wakefield Council planning department to ensure that the property is suitable for their intended use.

ENERGY PERFORMANCE RATING

The premises have an EPC rating of A(17).

VAT

The advertised rent is subject to VAT at the standard rate.

VIEWINGS

For further information and to arrange a viewing, contact our friendly lettings team on 01924 200101.

IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**

PRS Property Redress Scheme

FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: www.fslestateagents.com E-mail: enquiries@fslea.com

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