

UNIT TO LET

576 sq.ft
(53.5 sq.m)

HENRI
Hair Studio

TEL: 01977
795142

PAGES FISHERIES

TEL: 01977
704087



JJ's Sandwich Shop

Eat in or Takeaway

Hot & Cold Sandwiches • Burgers • Jackets • Omelettes • Paninis • Salad Boxes • Wraps

NOW OPEN
SATURDAY
11.15 - 7.00PM



NOW OPEN
SATURDAY
11.15 - 7.00PM

OPENING TIMES
MON 11.15 - 8.00
TUE 11.15 - 7.30
WED 11.15 - 7.30
THUR 11.15 - 7.30
FRI 11.15 - 8.00
SAT 11.15 - 7.00
TEL: 704087

FAMILY
MEAL DEAL
2x LARGE COD
3x LARGE CHIPS
2x SMALL PEAS CURRY
GRAVY OR BEANS
2x CANNED FRUIT
2x KID'S POP
£18.00

CREDIT CRUNCH
SPECIAL
£4.40
LARGE COD & SMALL CHIPS
SMILE OF PEAS CURRY BEANS
OR GRAVY

OPEN

M

94 BAGHILL LANE

/// rare.surely.orchestra

Baghill Lane
Pontefract
WF8 2HB

Local Occupiers Include

SPAR

POST
OFFICE



94 BAGHILL LANE

DESCRIPTION

The subject property is located on Baghill Lane, just off the A645 and approximately 1 mile east of Pontefract town centre in the heart of a densely populated residential area. The property is in a mid-parade position with neighbouring occupiers including Spar, A & S Motor Spares, Khawars Ranch Indian takeaway, Mr Henri barbers, JJ's Sandwich Shop and the Post Office. The parade benefits from parking to the front and there is additional customer parking to the rear.

UNIT SIZE

Area: 576 sq.ft (53.5 sq.m)

RENT

£12,000 per annum exclusive of VAT, service charge, insurance and business rates.

BUSINESS RATES

Rateable Value: £7,800

Interested parties should verify the rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of Local Authority.

SERVICE CHARGE & INSURANCE

Service Charge: £689 + VAT

Insurance: Approx £160 + VAT

ENERGY PERFORMANCE

EPC rating D. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

VAT

VAT is payable on all sums due to the landlord under the terms of the lease.



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Total Retail Units On-Site



576 sq.ft

Unit Area



What Three Words
rare.surely.orchestra



BAGHILL LANE

SITE PLAN



Kristien Neve

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Viewing
Strictly via prior appointment
with the appointed agent



NEWS WEBSTER
PROPERTY CONSULTANTS

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