

**5-7 Market Place  
Pontefract  
West Yorkshire  
WF8 1AG**

**Rent:**  
**£30,000 per  
annum  
(Incentives  
Available)**



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## **GROUND FLOOR COMMERCIAL PREMISES**

**235m<sup>2</sup> (2,529ft<sup>2</sup>)**

## **BASEMENT STORES**

**290m<sup>2</sup> (3,120ft<sup>2</sup>)**

- Occupying the ground floor of this substantial, attractive Grade II Listed building formerly occupied by Barclays Bank.
- Suitable for a range of business types, including retail, leisure, or within the food & drink sector.
- Positioned within the vibrant market town centre of Pontefract.
- Subdivision of the space would be considered subject to negotiation.

## DESCRIPTION

The premises occupy the ground floor of this 3-storey attractive Grade II Listed building which is undergoing redevelopment to provide modern high quality commercial accommodation.

The property has formerly been occupied by Barclays Bank and provides extensive ground floor commercial space suitable for a wide range of uses, in addition to basement stores including the original bank vault.

The property is suitable for a wide range of uses, including office, retail, medical, food & drink, hair & beauty, and would potentially divide subject to the ingoing tenants requirements.

## LOCATION

The property is positioned fronting Market Place within Pontefract town centre. This is an area which benefits from good levels of passing pedestrian footfall and is a pedestrianized section of the town, with occupiers including Boots and M&S Food. It is also close to the indoor market and a wide range of independent businesses.

Pontefract is a town in West Yorkshire, near the A1, the M62 motorway, and Castleford. It is one of the five towns in the borough of Wakefield and has a population of approximately 30,000. Pontefract is within easy commuting distance for Leeds, Doncaster and Wakefield.



## ACCOMMODATION

### GROUND FLOOR

GIA  
235m<sup>2</sup> (2,529ft<sup>2</sup>)

### LOWER GROUND FLOOR

290m<sup>2</sup> (3,120ft<sup>2</sup>)

*Subdivision of the space would be considered, subject to negotiation.*

## RENT

£30,000 per annum

Rental incentives available subject to tenant covenant and lease terms.

## BUSINESS RATES AND UNIFORM BUSINESS RATE

To be assessed.

The UBR for the year 2025/26 is 49.9p/55.5p/£.

## REFERENCES

Prospective Tenants are required to be referenced. In the event that the Tenant is a limited company, we will request sight of the last 3 years trading accounts and may require the directors to guarantee the lease.

## VIEWING

Contact the Agents.

Jonathan J Wilson BSc(Hons) MRICS

[Jonathan.wilson@bramleys.com](mailto:Jonathan.wilson@bramleys.com)

George Aspinall

[George.aspinall@bramleys.com](mailto:George.aspinall@bramleys.com)

## LEASE TERMS

The property is offered by way of a new lease for a term to be negotiated to incorporate 5 yearly rent reviews and be let on effective full repairing and insuring terms.

The tenant will be responsible for business rates and all utility costs.

## LEGAL COSTS

The ingoing tenant will be responsible for the reasonable legal costs of the landlord.

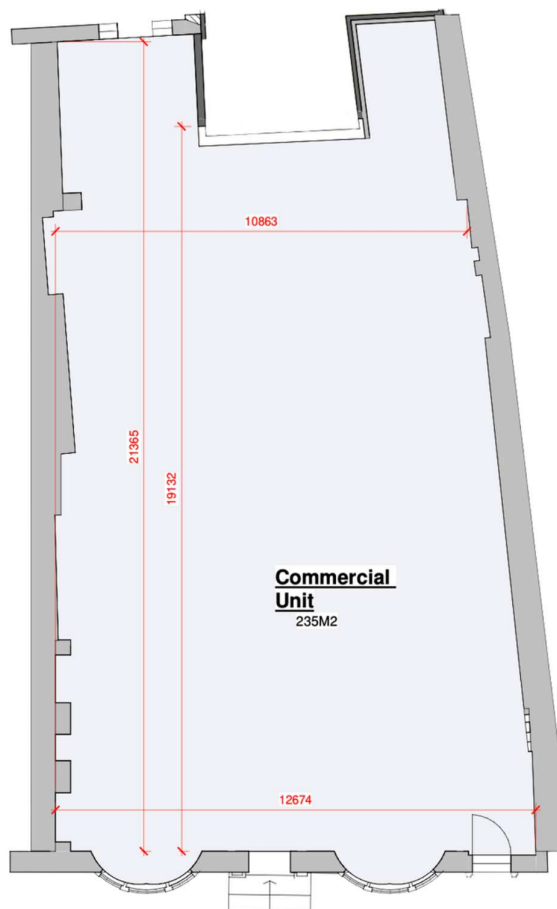
## VAT

VAT may be charged on the property or rent and we recommend that seriously interested parties seek the appropriate legal advice.

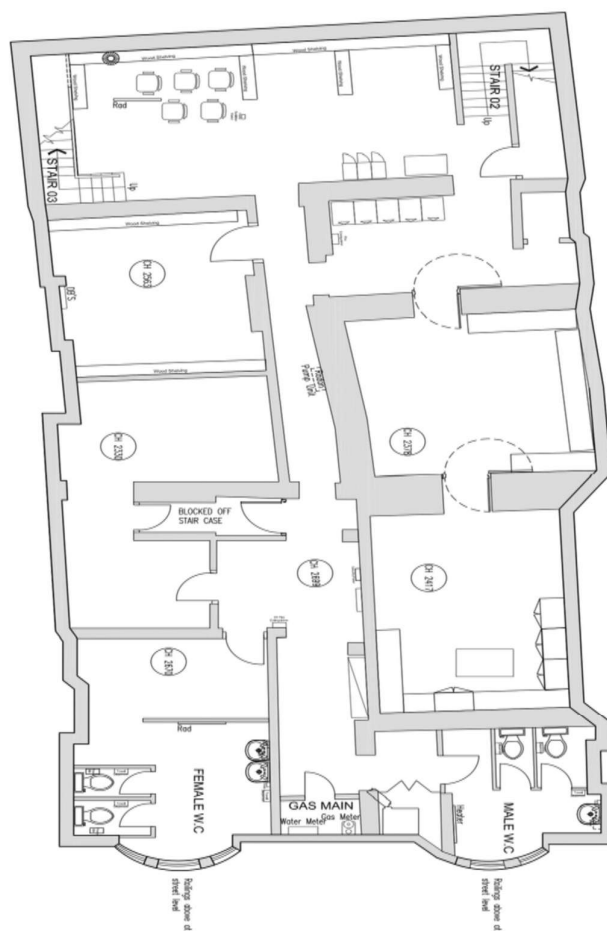
EPC ASSET RATING: E.

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**Ground Floor Plan**

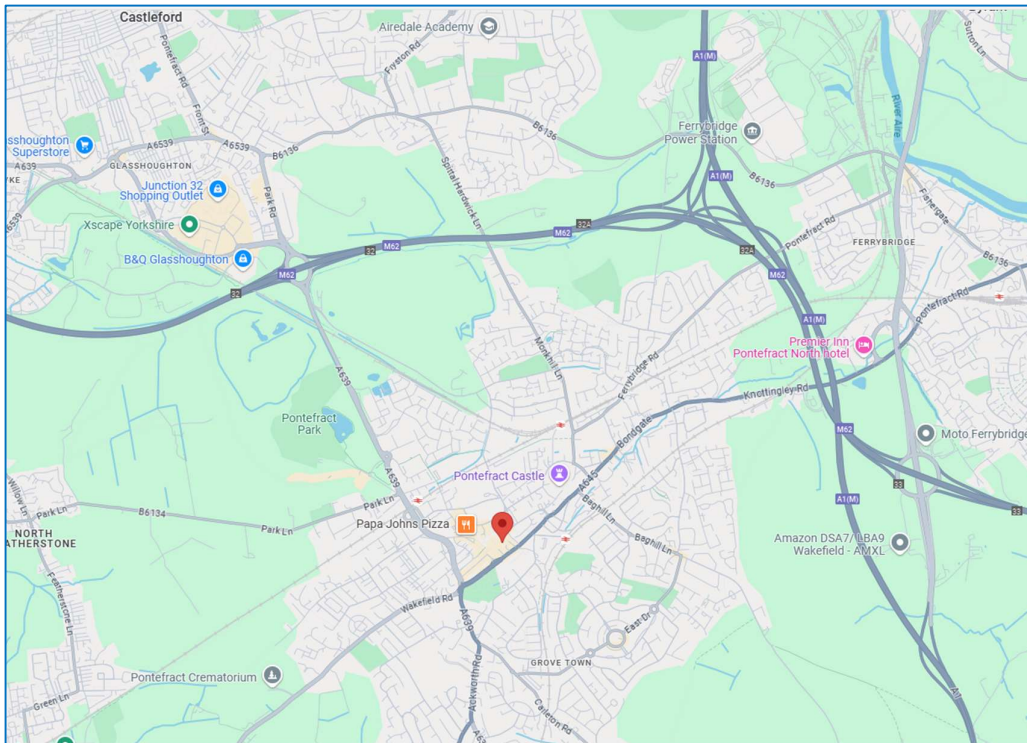


**Basement Plan**

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## bramleys.com/commercial

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

14 St Georges Square

Huddersfield

HD1 1JF

t: 01484 530361

e: commercial@bramleys1.co.uk

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