

SUPERBLY LOCATED RETAIL UNIT

TO LET



41 BARNSELY ROAD, SOUTH ELMSALL, PONTEFRACT

WF9 2RN

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BTG
Eddisons

41 Barnsley Road, South Elmsall

Pontefract, WF9 2RN



Tenure

To Let



Property Type

Retail



Rental

Upon application



Size

705.67sq m (7,593sq ft)



Location

Pontefract, WF9 2RN



Property ID

731.4627a (1230527)

For Viewing & All Other Enquiries Please Contact:

MATTHEW JENNINGS MRICS

Director

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HARVEY BLAND

Graduate Surveyor

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Property

The property comprises a prominent two storey brick built retail premises under a pitched roof. The premises provides a sales area on the ground floor and the front of the 1st floor. The 1st floor benefits from storage at the rear, W/C facilities, as well as a staff canteen.

The property further benefits from a goods lift which provides easy access for deliveries via the basement at the rear. Moreover, this leads to the spacious rear car park.

The premises lends itself to a variety of uses (STP).

Area	m ²	ft ²
Total GIA	705.67	7,593

Energy Performance Certificate

An EPC has been commissioned.

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Rates

Description: Shop and Premises

Rateable Value: £25,750

Terms

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rental

Rental on application.

VAT

Prices and rental are exclusive of VAT if chargeable.

Legal Costs

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

Anti-Money Laundering

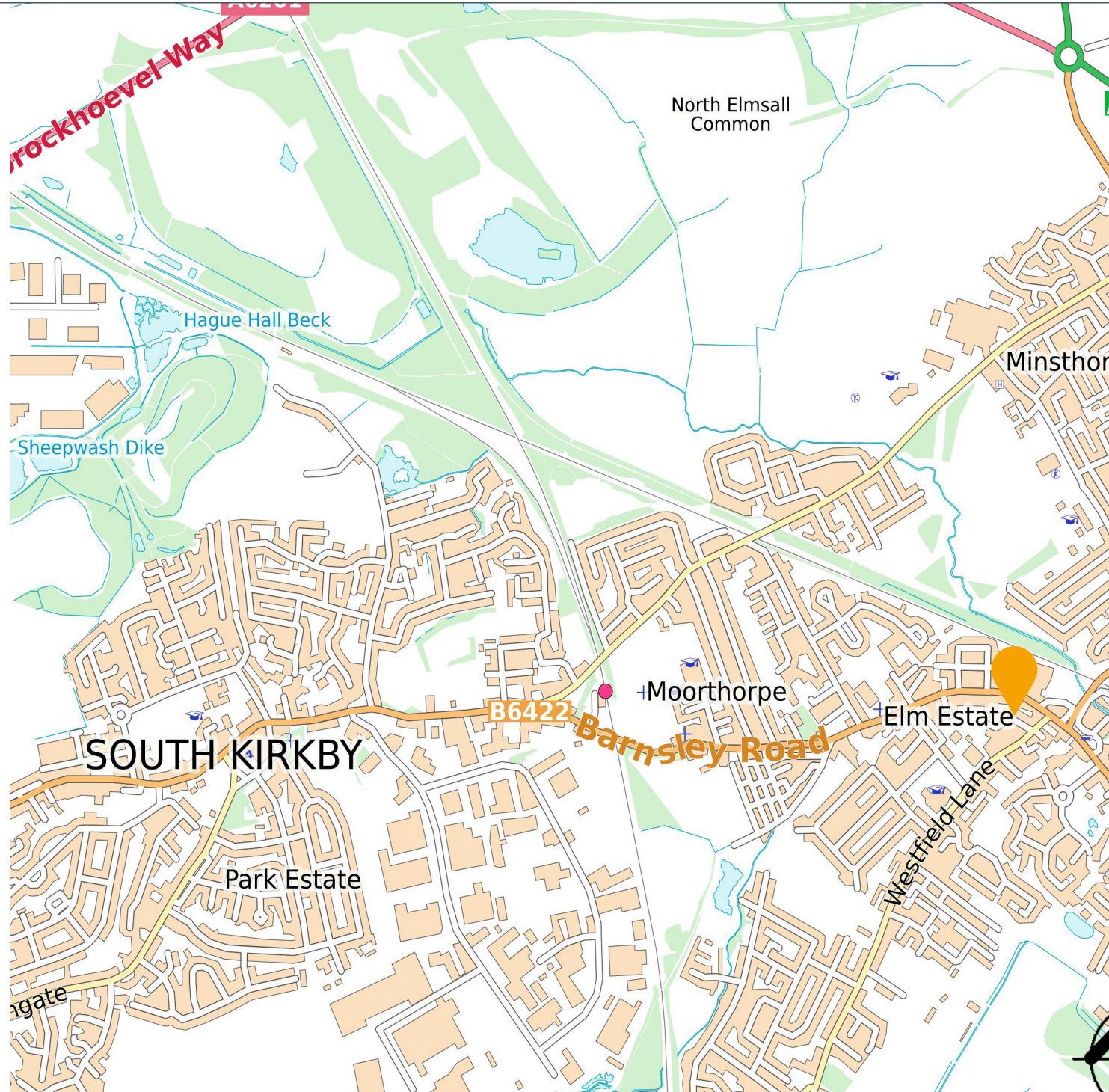
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The property is prominently located on Barnsley Road (B6422) in the centre of South Elmsall.

The surrounding area is a mix of residential and commercial operators with occupiers including Aldi, Asda, Boots Pharmacy and Home Bargains.

South Elmsall Train Station is approximately 5 minutes walk away.





Google

