

FOR SALE

Commercial / Residential Development Opportunity



Planning submitted for 5,700 sq ft Commercial Space and 8 Apartments

17 Ropergate & 50 Southgate, Pontefract, WF8 1LL

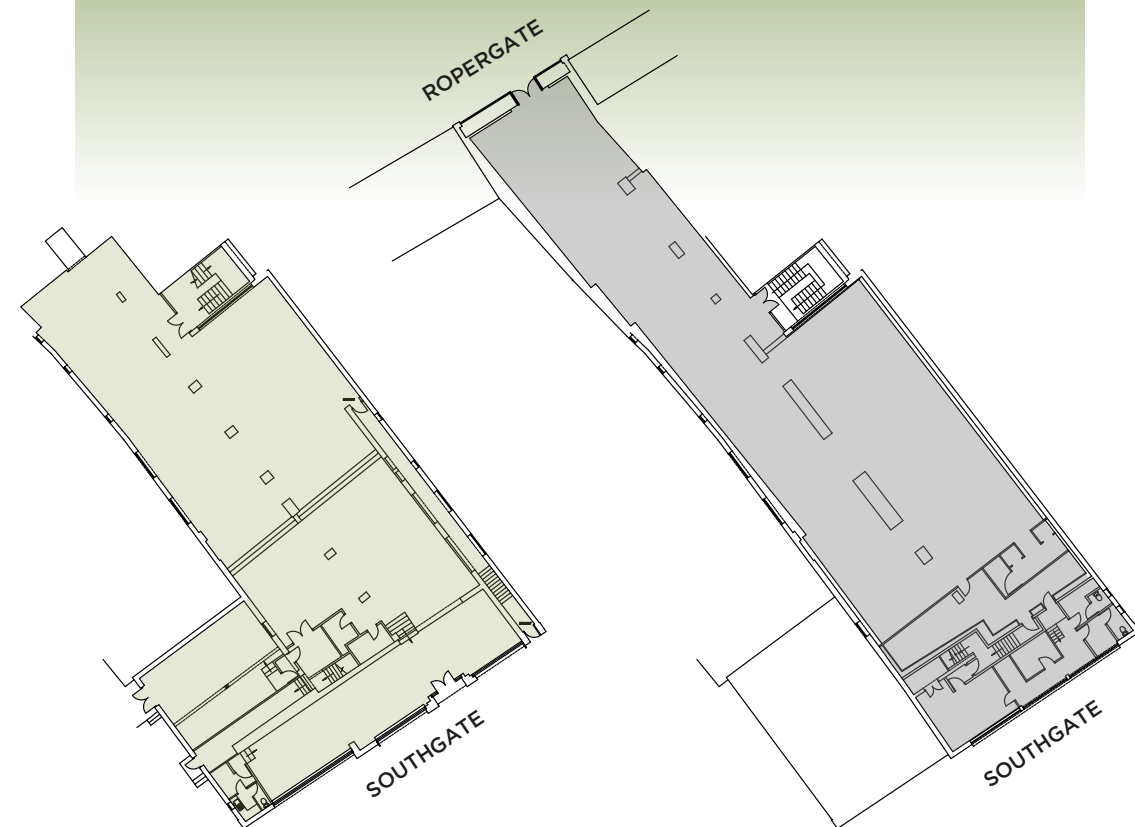


LOCATION

The premises occupy a prominent position on both Ropergate and Southgate, close to the town market place, giving excellent road frontage and parking.

EXISTING ACCOMMODATION

	SQ FT	SQ M
SOUTHGATE	7,140	663
ROPERGATE	6,932	644
TOTAL	14,052	1,307



PONTEFRACT

With a resident population of over 30,000 Pontefract is a busy market town strategically located in the heart of West Yorkshire.

It is famous for its Castle, Confectionery (liquorice) and Horse Racing and is conveniently located close to the M62 motorway.

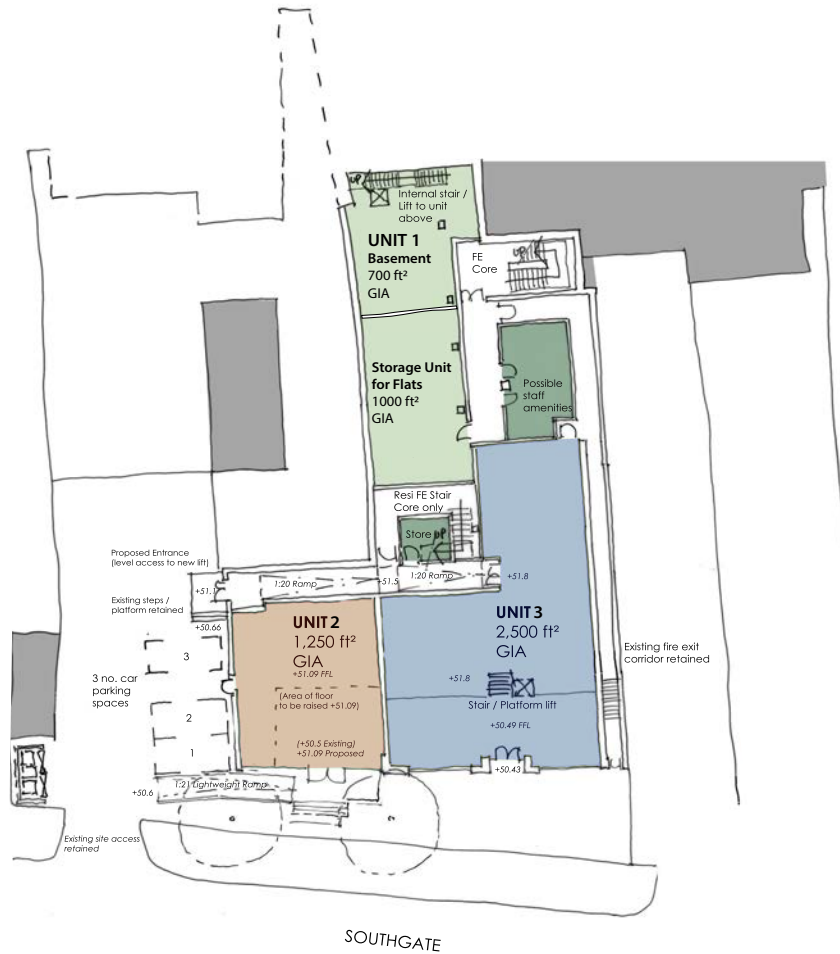


DEVELOPMENT PROPOSAL

A mixed use planning application is being submitted to Wakefield Metropolitan Borough Council creating 5,700 ft² / 530 m² of new retail accommodation :

Ropergate	Unit 1	1,250 ft ²	Basement	700 ft ²
Southgate	Unit 2	1,250 ft ²	Unit 3	2,500 ft ²

The planning will permit all uses including restaurant / bar and takeaway.



APARTMENTS

1	1 Bed	50m ²	538 ft ²	5	2 Bed	70m ²	753 ft ²
2	1 Bed	65m ²	700 ft ²	6	2 Bed	70m ²	753 ft ²
3	2 Bed	80m ²	861 ft ²	7	1 Bed	50m ²	538 ft ²
4	2 Bed	70m ²	753 ft ²	8	3 Bed	82m ²	883 ft ²
TOTAL 537 m² 5,779 ft² + 1,000 ft² Basement Storage Units							



* plans are indicative only

PROPOSAL

Our clients are looking to sell their Freehold interest at a figure of £550,000 subject to contract.

VAT

The property has been elected for VAT and therefore VAT will be applicable on the purchase price. However it is anticipated this will be treated by way of Transfer of a Going Concern (TOGC).

RATES

It is likely that the premises will have to be reassessed for rating purposes. Further details on request.

LEGAL COSTS

Each party is responsible for their own legal costs and professional costs incurred in this transaction.

EPC

EPC's are available upon request.

FURTHER INFORMATION

For further information and in order to arrange an inspection, please contact;

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