

HUNTERS[®]

HERE TO GET *you* THERE



Liquorice Way
, Pontefract, WF8 1DR
£725



Council Tax:

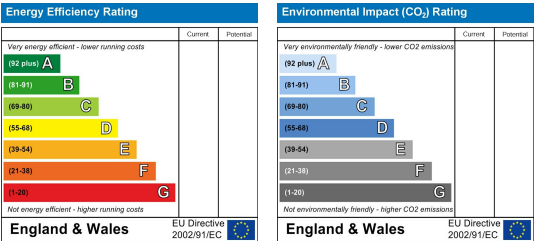
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- SMART MODERN ■ PRIME LOCATION UNIT/OFFICE
- BASED WITHIN A ■ HEATING/LIGHTING/WATER/BROADBAND BUSTLING TOWN CENTRE INCLUDED
- SURROUNDED BY OTHER ■ ELECTRIC ROLLER SHUTTER BUSINESSES
- SPACE FOR SIGNAGE



SMART MODERN UNIT/OFFICE - PRIME LOCATION - NEXT TO LARGE PUBLIC CAR PARK - INCLUDES HEATING/LIGHTING/WATER/BROADBAND

Offered to let is this smart modern and easily managed commercial office/unit in the town centre in between Jubilee Way the main arterial route through Pontefract and the actual town centre and next to the large main town centre public car park. The office/unit forms part of a small mixed use building and has its own business frontage, electric roller shutter and signage space. The unit has internal access to a smart modern communal kitchen and toilet facilities. Suitable for a variety of uses either office or potential for other uses.

The service charge pays for heating, electric, water, broadband and window cleaning which we believe this is less than it would cost you to provide it for yourself providing a further saving. SERVICE CHARGE: FOR POWER/HEATING/WATER/WINDOW CLEANING/BROADBAND £125pcm

Location
The property is located in Pontefract town centre, just off the main A639 Jubilee Way which is one of the main arterial routes in and out of the town from J32 of the M62 motorway. The offices are located next to Pontefract's main Newgate South car park.

Terms

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share:

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.