



TO LET

**14 Queens Avenue,
Pontefract,
WF8 4SD**

64.87 m² (698 ft²)

- Residential location
- Off street parking
- Latterly used as General Store and Off Licence
- The premises is detached, privately owned accommodation above (not included in the lease demise area)
- Suitable for a variety of use Subject to Permissions

Location

The premises is located on Queens Avenue, Pontefract which is situated on the edge of a small Vico Homes estate approximately 1.5 miles from Pontefract Town Centre.

Business rates

We are informed by the Valuation Office website that the property is assessed in the 2023 Rating List as Shop and Premises - £5,300.

At the time of preparing these particulars, as this property has a rateable value of less than £12,000, it should not be liable to pay business rates SUBJECT TO QUALIFYING CONDITIONS. Interested parties should make enquiries with the Local Rating Authority for confirmation

Accommodation

	m ²	ft ²
Ground Floor - Approximate Net Internal Floor Area (NIA)	64.87	698

Measurements have been taken in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th edition)

Energy performance certificate

D (89)

VAT

VAT is not chargeable.

Legal

The tenant will be responsible for Vico Homes' surveying legal and third-party valuation costs in connection with the preparation of the lease.

Viewing and further information

Vico Homes Commercial Property Team
01977 788605
www.vicohomes.co.uk
commercialteam@vicohomes.co.uk

Subject to contract

Description

The premises is detached, privately owned accommodation above (not included in the lease demise area).

The property has a double shop frontage, sales area, adjoined by two storerooms, WC facilities and kitchen leading to the rear door.

Terms

The unit is available to let by way of a new lease at a quoting rent of £12,000 per annum exclusive of business rates, utility costs, insurance and all other outgoings, for a term to be agreed.



Important information

1. These particulars do not represent an offer or contract, nor part of one. They are intended to be general outline only for the guidance of prospective purchasers or lessees.
2. All descriptions, dimensions, floorplans, references to condition, permissions for use and occupation and other details are given in good faith and are believed to be correct but prospective purchasers or lessees should not rely upon them as statements of fact and must satisfy themselves by inspection or otherwise as to their accuracy.
3. Unless otherwise stated all prices and rents are quoted exclusive of VAT.
4. None of the building services or service installations have been tested and are not warranted to be in working order.
5. Any electric fixtures are not the responsibility of Vico Homes and, as such, Vico Homes cannot guarantee any fixtures are in working order.
6. Details prepared 9/12/24



PLAN REFERRED TO Front Entrance Scale 1:50

Address Shop Unit 14, Queens Avenue, Pontefract	Plan No SHOP PLANS	Scale NTS	Rev
	Date Dec 2024	Drawn By PM	Scale As Shown
PLAN SHOWN NOT TO SCALE FOR INFORMATION ONLY			

