

PROMINENT ROADSIDE OPPORTUNITY – TO LET

BARNSDALE BAR NORTH, GREAT NORTH ROAD, A1 NORTHBOUND, WENTBRIDGE, PONTEFRACT, WEST YORKSHIRE WF8 3JF

KEY POINTS

- **Frontage to A1**
- **Site area 1.15 acres**
- **Existing A3 consent**

LOCATION

Situated on the northbound carriageway of the recently upgraded A1 between Pontefract and Doncaster. Sharing a service area with a Shell petrol filling station.

[Click here for Google street view](#)

DESCRIPTION

Detached, single storey brick property under a pitch tile roof. We are advised that the gross internal area (GIA) of the property, measured in accordance with the RICS Code of Measuring Practice is 2,500 sq ft (232.3 sq m).

TERMS

The property is available on a new effective full repairing and insuring lease for a minimum term of 10 years subject to an open market rent review at the end of every fifth year.

RENT

Rental offers for the existing building are invited commencing at £32,500 per annum exclusive.

EPC

An EPC for the property has been commissioned and will be available to interested parties on request. www.roadsideproperties.biz.



Picture taken when unit was trading.

RATES

We are informed by the Valuation Office that the property is currently assessed as follows:

Rateable Value	- £ 20,500
UBR for 2012/13	- £ 0.458
Rates Payable	- £ 9,389 pa

Prospective occupiers should verify the above information for themselves.

TIMING

The unit is currently vacant and therefore access can be granted upon completion of the relevant legal formalities.

A non refundable deposit of £5,000 and proof of funding will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.

VAT

All prices and figures quoted exclude VAT where applicable.

VIEWING

All viewings through joint sole agents:

Ashwell Rogers

David England

020 7758 3284

david@ashwellrogers.com

Sammi Charad

020 7758 3282

sammi@ashwellrogers.com

or Edward Symmons, 0113 245 8454. Richard Corby
Subject to Contract revised October 12.

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

