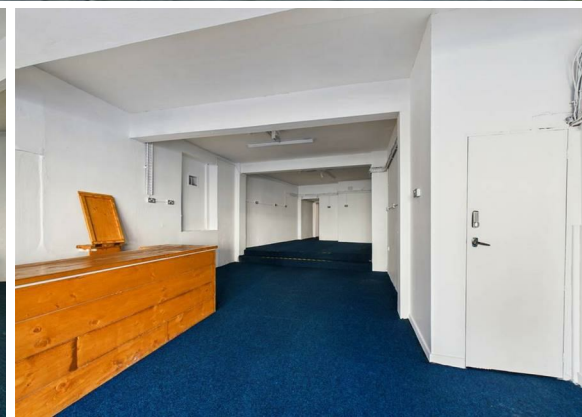
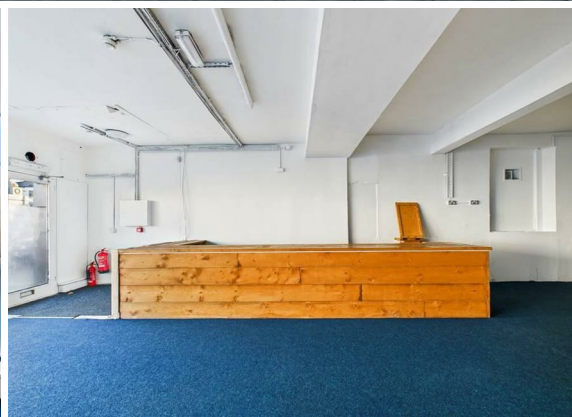




Null Bed
Commercial
located in
Pontefract

Offers In The Region Of
£300,000



Cornmarket
Pontefract
WF8 1AN

Ground Floor Main Room 35'8" x 17'6"

This spacious ground floor area features a large open-plan space stretching almost 11 metres in length, illuminated by a curved window that offers plenty of natural light. The room is finished with blue carpet flooring and white walls, creating a versatile environment. A wooden counter runs along part of the room, adding a practical element. There is a small hallway leading to a compact WC and further back room, tiled partway up with clean white tiling and fitted with a modern hand basin and toilet. The overall space offers excellent potential for various commercial or creative uses.

Ground Floor Back Room 14'6" x 12'2"

A separate room on the ground floor. It has a plain black floor and white walls, with a green framed window and a door leading out to the back of the building.

First Floor Multi-Purpose Room 16'8" x 17'10"

A separate room on the first floor provides a quieter and more private space with dark wood-style flooring and neutral-toned walls. This room is equipped with multiple shelves and mirrors along one wall, suggesting a previous use as a beauty or hair salon. The room benefits from natural light through two elevated windows, contributing to a bright and airy atmosphere.

First Floor Hallway 19'3" x 7'7"

A narrow hallway on the first floor provides access to several rooms, featuring carpeting underfoot and white walls. The corridor's length allows for easy navigation between spaces while maintaining a simple, clean design.

First Floor Room 1 11'0" x 10'11"

This compact room is bright and neutral with light grey wood-effect flooring and beige walls. It is well-lit by a single window and includes wall shelves for additional storage, making it suitable as an office.

First Floor Room 2 14'10" x 11'3"

Another room on the first floor, similarly finished with light grey wood-effect flooring and white walls. It has a window that allows daylight to brighten the space, along with a small wash basin unit for convenience.

First Floor Room 4'9" x 8'2"

Sink unit with storage cupboard below with a sink and chrome tap over. Wall mounted hot water tap. Wood effect flooring. Double glazed UPVC window looking to the side of the property.

First Floor WC 5'3" x 3'10"


A cloak room with white walls and dark flooring. It has a frosted window for natural light and privacy and is fitted with a low level flush WC and hand wash basin. The space is functional and neatly maintained.

Exterior



The exterior of the property is a commercial unit within a terrace, featuring a large curved display window framed in black, which adds character and visibility to the street frontage, contributing to a classic town centre appearance. To the rear of the building is a public courtyard with one allocated parking space. A further reception room can also be accessed from the external door in the courtyard.



| Energy Efficiency Rating | | |
|--|---------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | | EU Directive 2002/91/EC  |

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