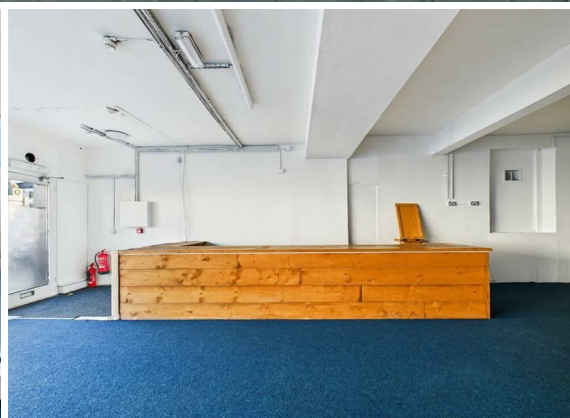




3
null Bed
Commercial
located in
Pontefract

Offers In The Region Of
£300,000



LOGIC
REAL ESTATE

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



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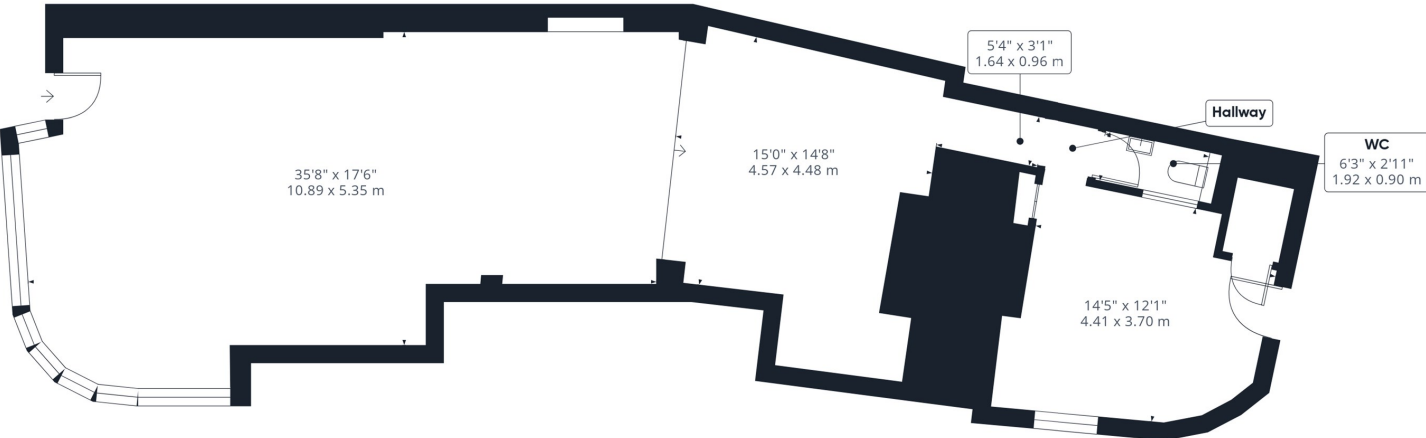


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The exterior of the property is a commercial unit within a terrace, featuring a large curved display window framed in black, which adds character and visibility to the street frontage, contributing to a classic town centre appearance. To the rear of 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.





Approximate total area^m
1069 ft²
99.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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