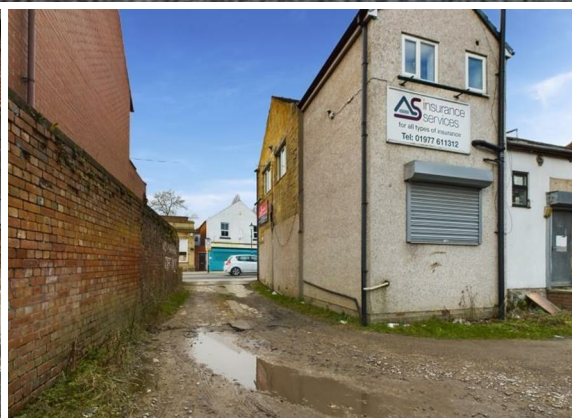




0 Bed  
Shop  
located in  
Pontefract

Starting Bid £75,000



**LOGIC**  
REAL ESTATE

Market Street  
Hemsworth  
Pontefract  
WF9 4JY

**\*\*STARTING BID £75,000\*\***

Located in the heart of Hemsworth town centre on the bustling High Street, this spacious commercial property offers an excellent investment opportunity. Spread over two levels, the property boasts generously sized rooms, making it highly versatile for a variety of business ventures. The shopfront is prominent and inviting, ensuring fantastic visibility and foot traffic, while the parking spaces to the rear provide convenient access for staff and customers alike. The property is ideally suited for investors looking for a high-yield rental opportunity, or business owners seeking a prime location to establish or expand their presence.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

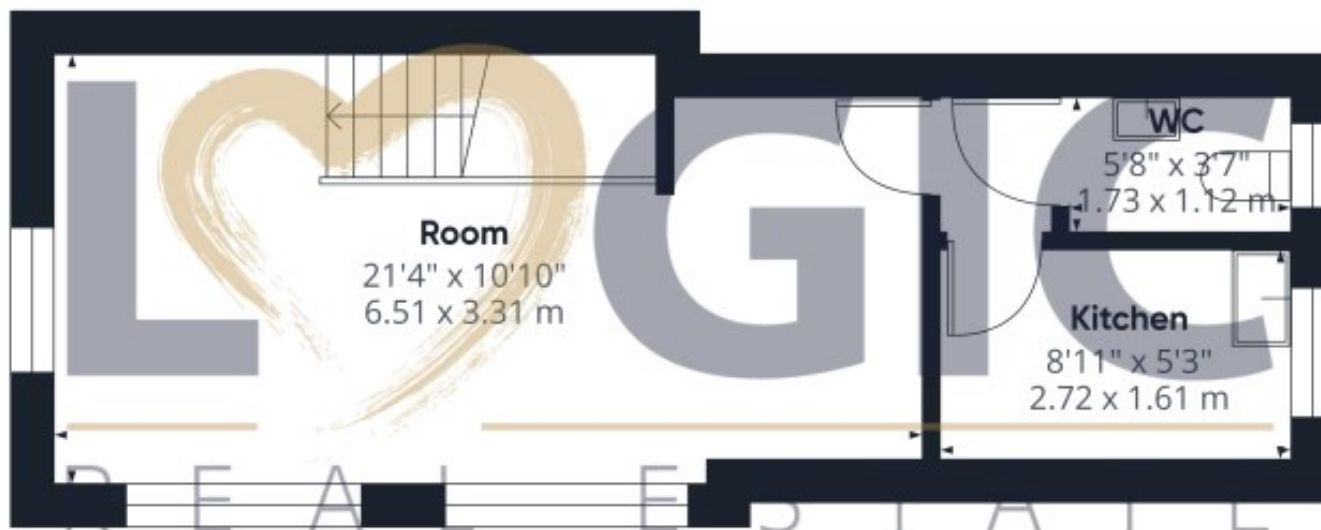
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.







Approximate total area<sup>(1)</sup>

277.16 ft<sup>2</sup>

25.75 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFI 360

Floor 2

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 70      | 70        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

## CONTACT

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

**LOGIC**  
REAL ESTATE