

# FOR SALE - COMMERCIAL PROPERTY INVESTMENT

15-17 BEASTFAIR,  
PONTEFRACT,  
WF8 1AL

- PP For 4 Apartments on Upper Floors
- Guide Price: £900,000 Exc
- Current Rental: £75,770 per annum
- Excellent Covenant Strength

**malcolm  
stuart**  
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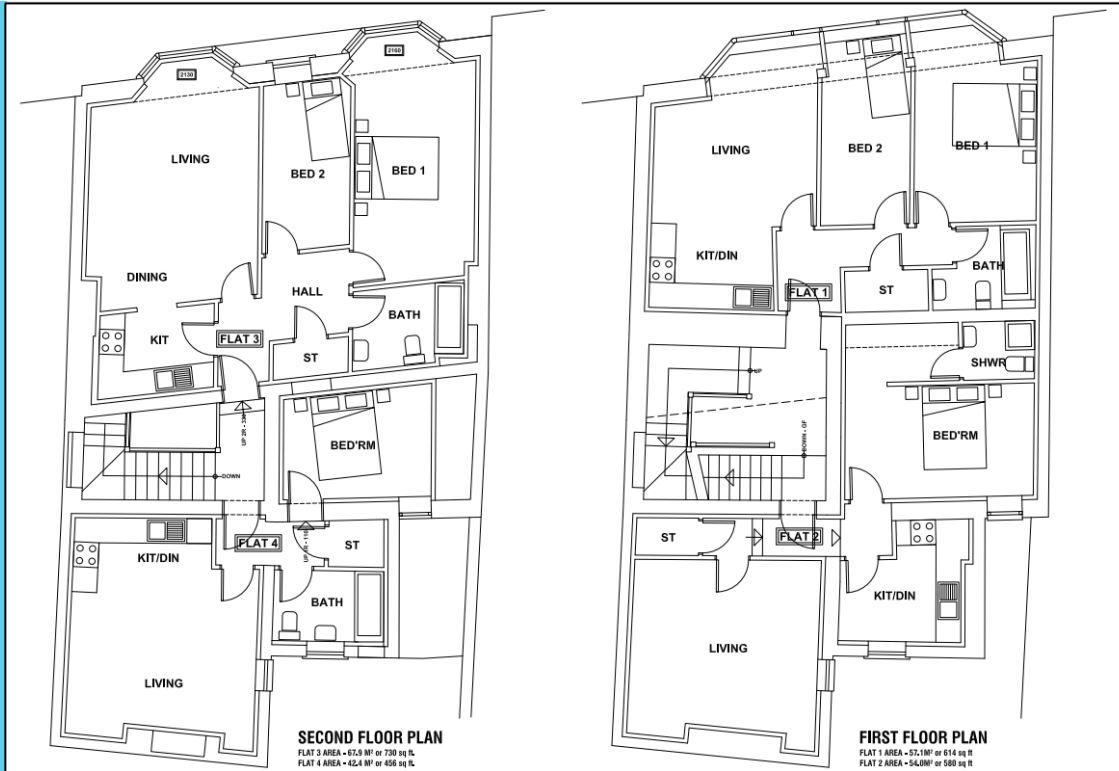
## Commercial property investment with PP for 4No upper floor apartments.....

Commercial property investment comprising of a letting to Peacocks on GF and FF in No17, a letting to Betfred in GF No 15 as well as vacant uppers which were formerly a restaurant and now have the benefit of planning permission for 4 residential apartments.

Brief tenancy details can be found on the schedule within these particulars (documents available on request) and full documentation for the residential planning permission encompassing 4 apartments can be found on the WMDC website under the planning reference 23/02067/FUL.

The properties are located on Beastfair in Pontefract town centre. They occupy a prime retail position with other national operators such as B&M, M&S and Boots all in close proximity.

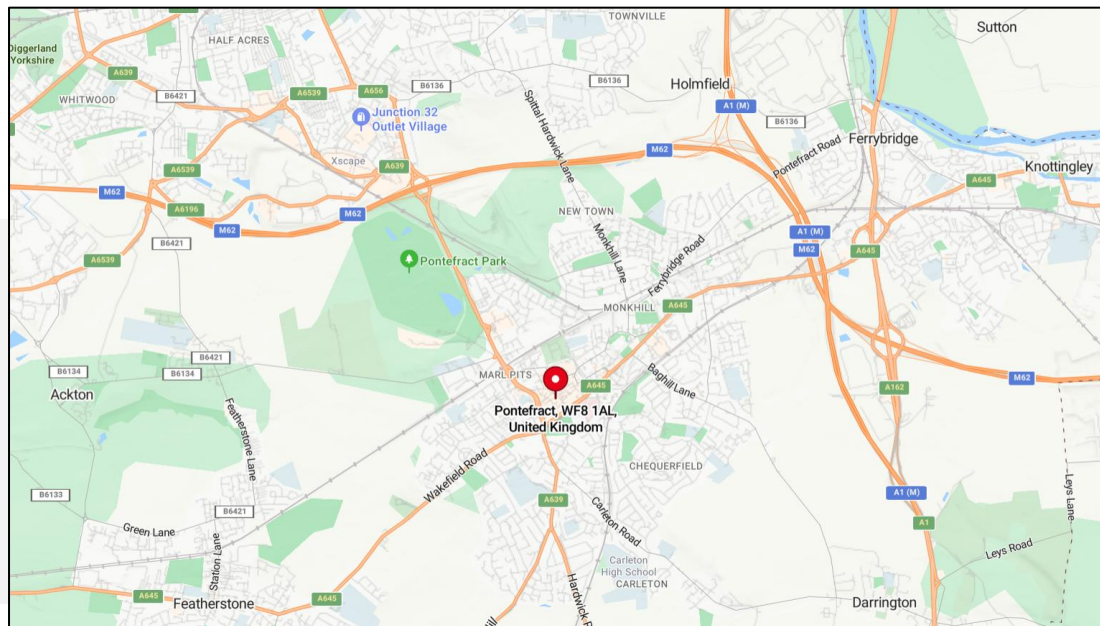
Pontefract is situated 12 miles south-east of Leeds, 15 miles north-east of Doncaster, 9.5 miles north-east of Wakefield and has excellent access to the M62 Junction 32 which is 1.5 miles to the north and the A1, which is situated approximately 1.5 miles to the east of the town.



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Accommodation	Tenant	Lease Terms	Rental	Rateable Value	Size	EPC	Tenant Info
GF 15 Beastfair	Betfred	5 year lease from July 2024 – effective FRI	£25,750 p.a.	£24,500	1,643 sq.ft	C57	Betfred has 1,300 outlets and employs 9,500 in the UK
FF/SF 15 Beastfair	VACANT	Planning permission for 2 No 1 Bedroom and 2 No 2 Bedroom apartments. Total Size 2,199 sq.ft – Planning Ref 23/02067/FUL					
GF / FF 17 Beastfair	Peacocks	6 year lease from Sept 2021 – effective FRI	£50,000 p.a.	£40,500	GF 5,540 sq.ft FF 3,100 sq.ft BSMT 288 sq.ft	E110	Peacocks have 350 retail outlets as well as offices and distribution centres. They employ 4,500 in the UK
Electricity Substation – Rear	Yorkshire Electricity Distribution Plc	60 years from Feb 1977	£20	N/A	N/A	N/A	
<b>TOTAL</b>			<b>£75,770 p.a.</b>				



## PLANNING

We recommend interested parties make their own enquiries with the local authority – 0345 850 6506 / [devcontrol@wakefield.gov.uk](mailto:devcontrol@wakefield.gov.uk)

## TERMS

Offers are invited for the freehold interest at a guide price of £900,000 Exc.

## VIEWING

Sole selling agents (appointment only)  
Malcolm Stuart Property Consultants  
01937 530853  
[james@malcolm-stuart.com](mailto:james@malcolm-stuart.com)

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stuart**  
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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared March 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.