



**Key Details :**

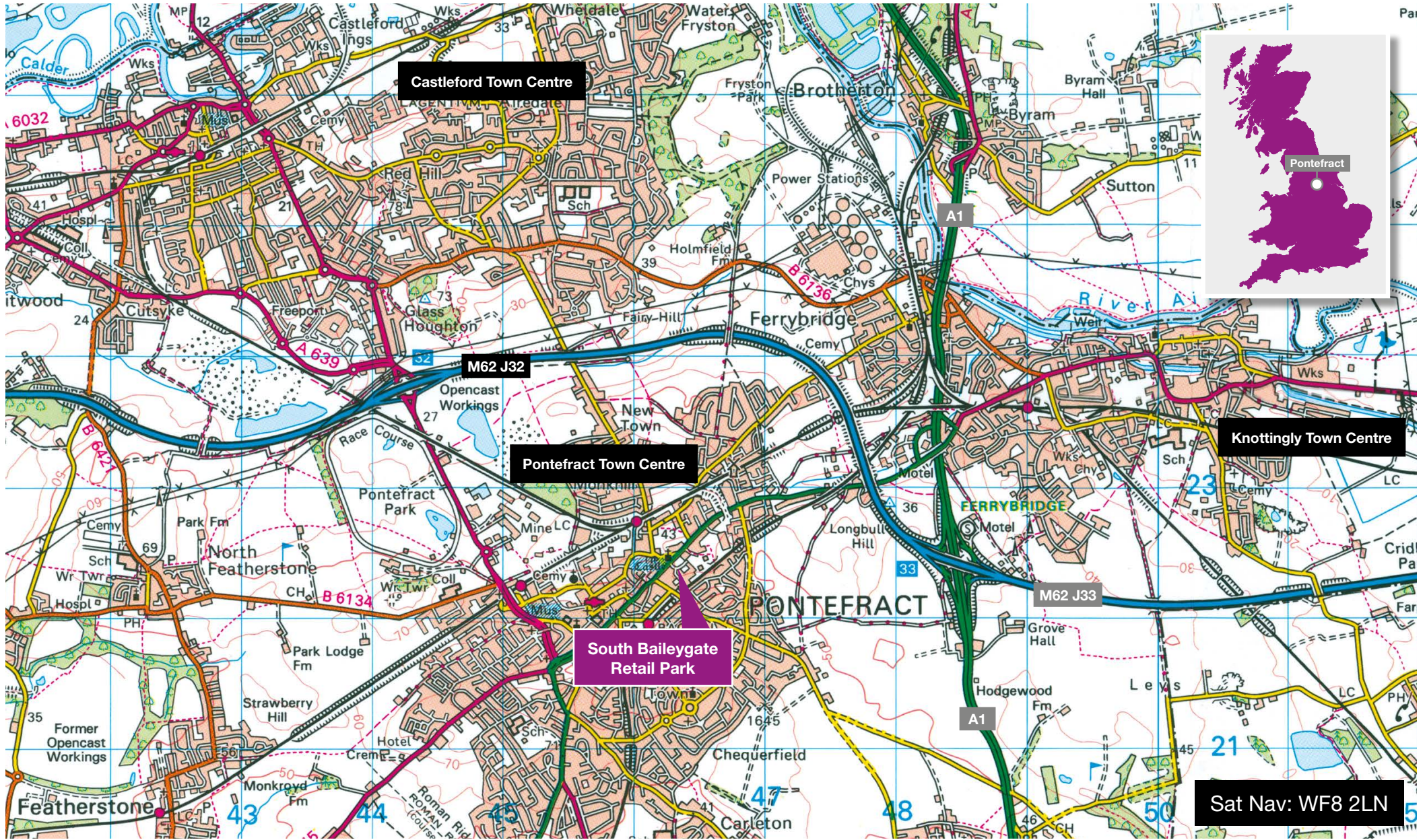
- 5,000 sq ft available June 2016
- Pontefract has a primary shopping catchment of 77,000 (source: PMA), extending to 186,000 within 10km (source: FOCUS)
- 86,000 sq ft of retail including Aldi, B&M, Poundstretcher, JYSK and United Carpets
- Prominently situated fronting South Baileygate, south of the town centre
- 167 free parking spaces (excluding Aldi site)
- Planning consent for wide-bulky goods (including food sales) with certain exceptions

# South Baileygate Retail Park Pontefract

Sat Nav: WF8 2LN



# Pontefract • South Baileygate Retail Park





# Pontefract • South Baileygate Retail Park



# Pontefract • South Baileygate Retail Park





Unit 1		30,010 sq ft
Unit 2	To be 	20,000 sq ft
Unit 3A	VACANT	5,000 sq ft
Unit 3B		5,000 sq ft
Unit 4	To be 	6,000 sq ft
Unit A		20,000 sq ft



For more information please contact

**ESH** Edgerley  
Simpson  
Howe  
020 7758 0400

**Tim Hornor**

T: 020 7758 0403  
E: tim@eshp.com

**Lauren Chew**

T: 020 7758 0413  
E: lauren@eshp.com

# South Baileygate Retail Park Pontefract

EDGERLEY SIMPSON HOWE LLP AND CWM FOR THEMSELVES AND FOR THE OWNERS OF THIS PROPERTY WHO'S AGENT THEY ARE, GIVE NOTICE THAT:

1. These particulars do not constitute, nor constitute any part of, an offer or a contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Edgerley Simpson Howe LLP, CWM or the landlords or lessors. Furthermore, all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or lessee should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The landlords/owners do not make or give and neither Edgerley Simpson Howe LLP, CWM nor any person in their employment has an authority to give any representation or warranty in relation to this property. 6. Plans, maps and digitally enhanced imagery are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. 7. No responsibility can be accepted for any expenses incurred by intending purchasers or lessors in inspecting properties which have been sold or withdrawn.

This digitally enhanced image is published for identification purposes only. Accuracy cannot be guaranteed and it is expressly excluded from any contract.