

5-7 Market Place, Pontefract. WF8 1AG

We are now open to commercial tenants.

We welcome new and established businesses to create a home in our prominent heritage building. Currently in refurbishment, offering flexible and custom options to suit your business.

Rent:

**Flexible space available. Negotiable rent from:
£250 - £2,600 per month.**



Get in touch:

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Ground floor and basement

occupy the entire ground floor and take advantage of the large basement with original vault.

Area: 94 sqm, 1,012 sqft.

Rent: £2,600

Perfect For:

- **Cafe / Restaurant**
- **Gym / Studio**
- **Soft play / Soft Play Cafe**
- **Coffee Roastery**
- **Medical Practice / Dentist / Optician**
- **Physiotherapy / Sports Therapy**
- **Hair and Beauty Studio**
- **Solicitors /Offices**

Rear Exit & Basement Access

Unit R1A

Area: **98 sqm, 1,055 sqft.**

Rent: **£1,500pm**

Perfect For:

- Opticians / Dentist
- Yoga / Pilates Studio
- Photography Studio
- Chiropractor / Osteopath

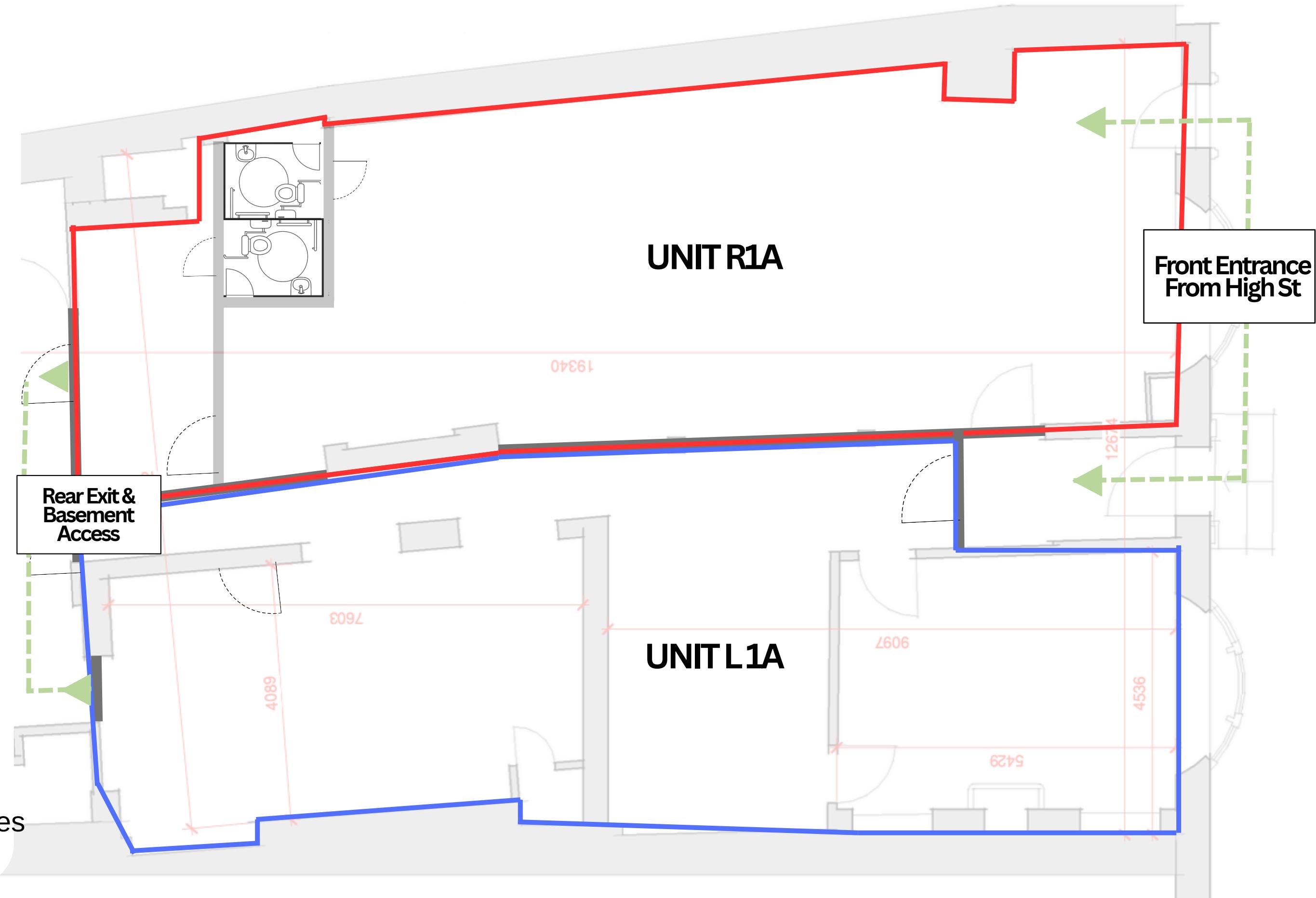
Unit L1A

Area: **94 sqm, 1,012 sqft.**

Rent: **£1,450pm**

Perfect For:

- Wedding Boutique
- Dental / Aesthetics Clinic
- Hair and Beauty Studio
- Financial / Specialist Services
- Dog Groomers



Unit L1B

Area: 41 sqm, 441 sqft.

Rent: £1,095pm

Perfect For:

- Cafe / Patisserie
- Desert Parlor
- Tattoo Studio
- Wedding Boutique
- Hair Studio / Nail Studio

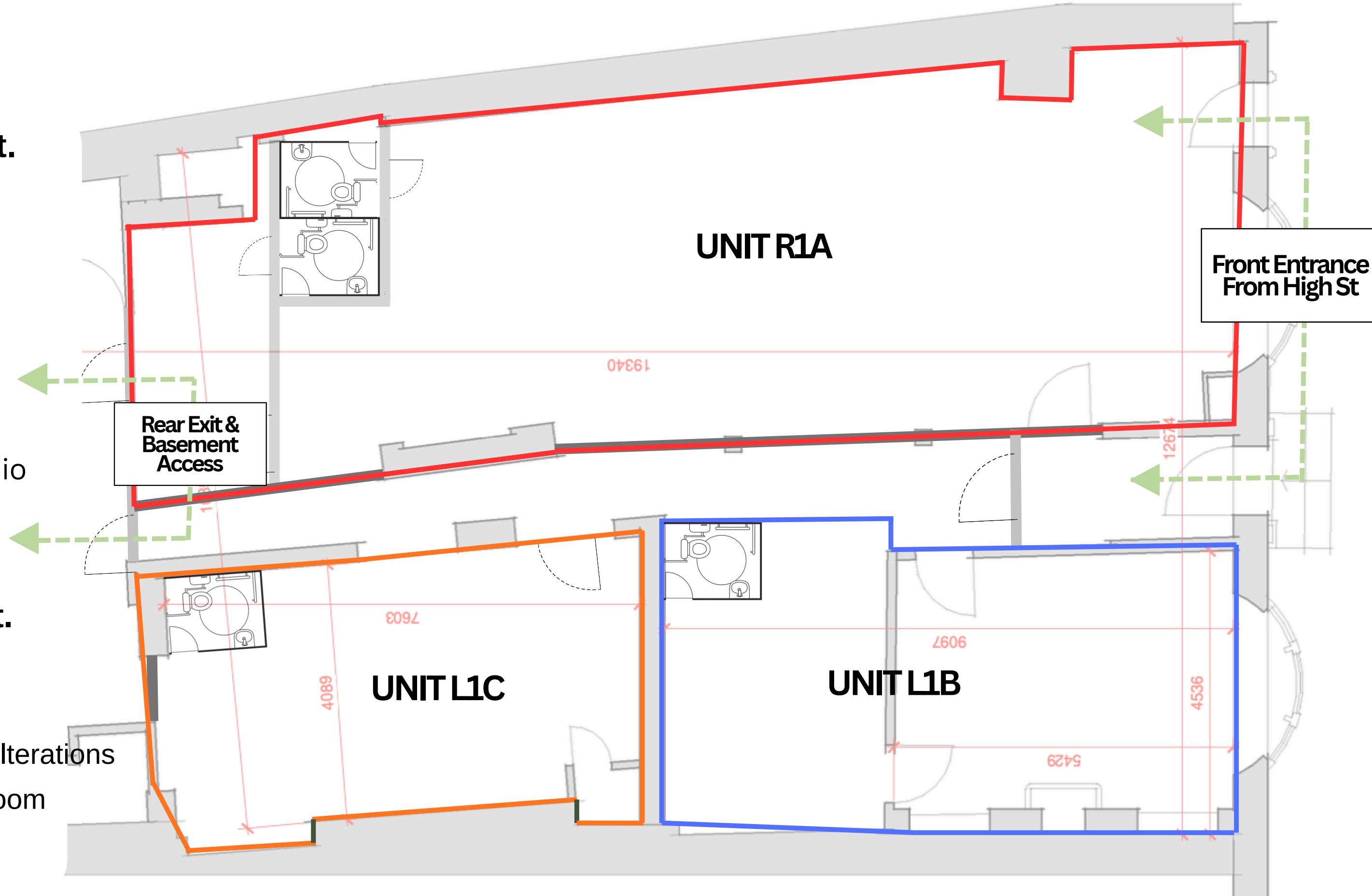
Unit L1C

Area: 33 sqm, 355 sqft.

Rent: £250pm

Perfect For:

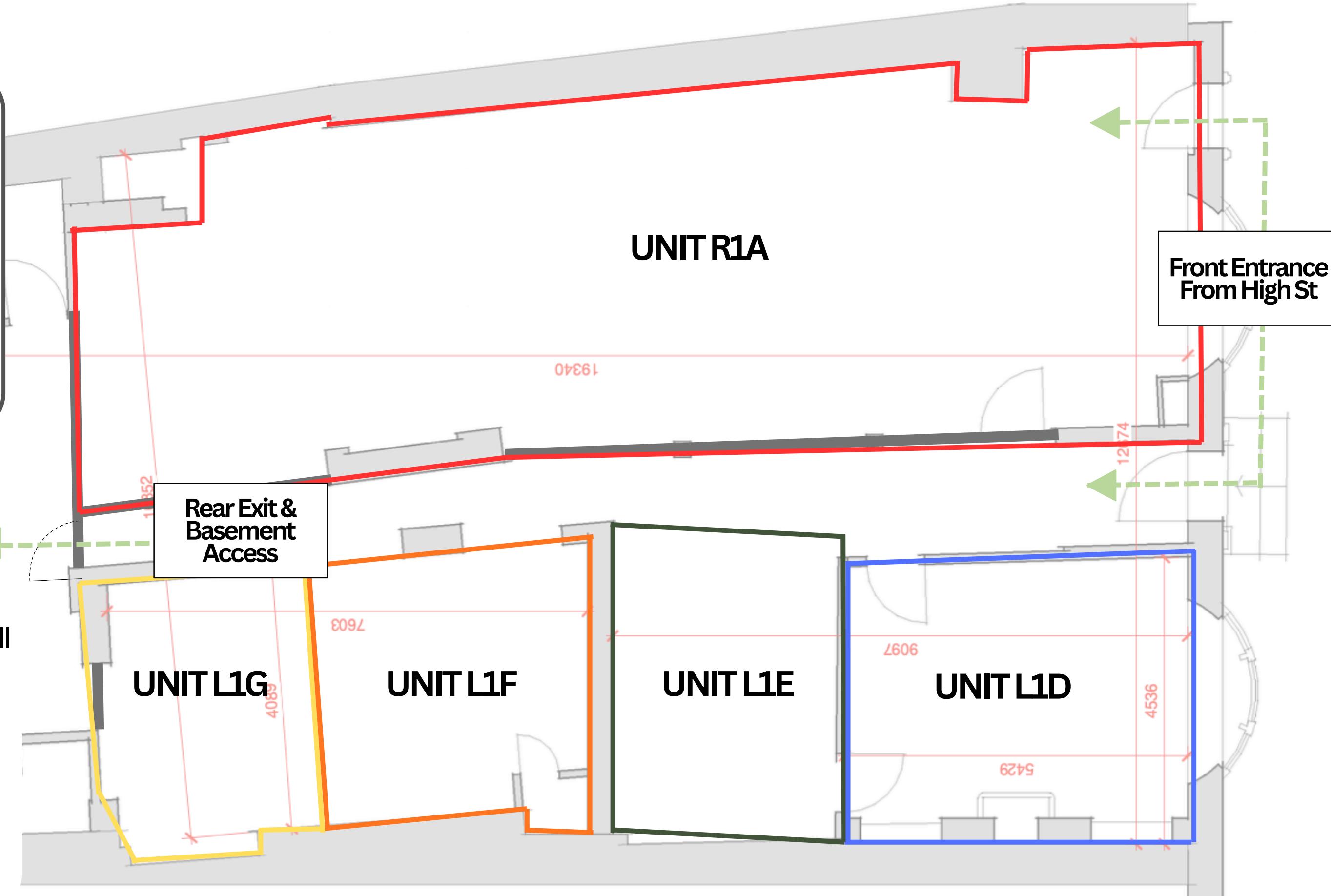
- Repairs / Lock Smith / Alterations
- Beuty Clinic / Therapy room
- Secure Storage
- Photo Studio



Unit	Area (sq m)	Area (sq ft)
Unit R1A	98	1,055
Unit L1D	24	258
Unit L1E	16	172
Unit L1F	18	194
Unit L1G	15	161

Shared occupancy

Shared occupancy proposals will be considered, including joint tenancies where multiple compatible operators (such as beauty practitioners) occupy the left-hand unit together.



Unit R1B

Area: **116 sqm, 1,250sqft.**

Rent: £**1,550pm**

Perfect For:

- Opticians / Dentist
- Yoga / Pilates Studio
- Photography Studio
- Chiropractor / Osteopath

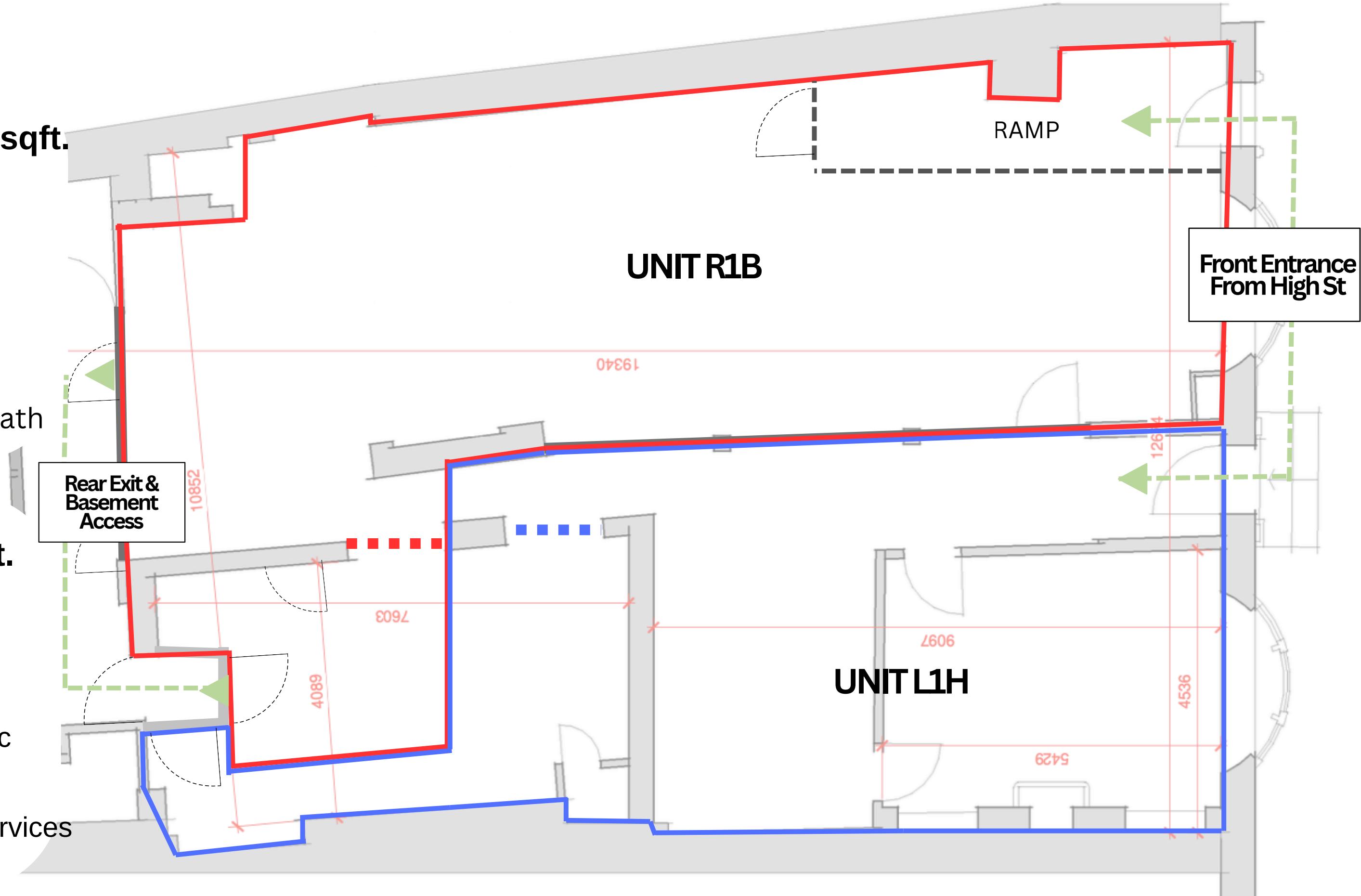
Unit L1H

Area: **76 sqm, 818 sqft.**

Rent: £**1,250pm**

Perfect For:

- Wedding Boutique
- Dental / Aesthetics Clinic
- Hair and Beauty Studio
- Financial / Specialist Services
- Dog Groomers



Unit R1C

Area: **131 sqm, 1,410 sqft.**

Rent: £**1,650pm**

Perfect For:

- Opticians / Dentist
- Yoga / Pilates Studio
- Photography Studio
- Chiropractor / Osteopath

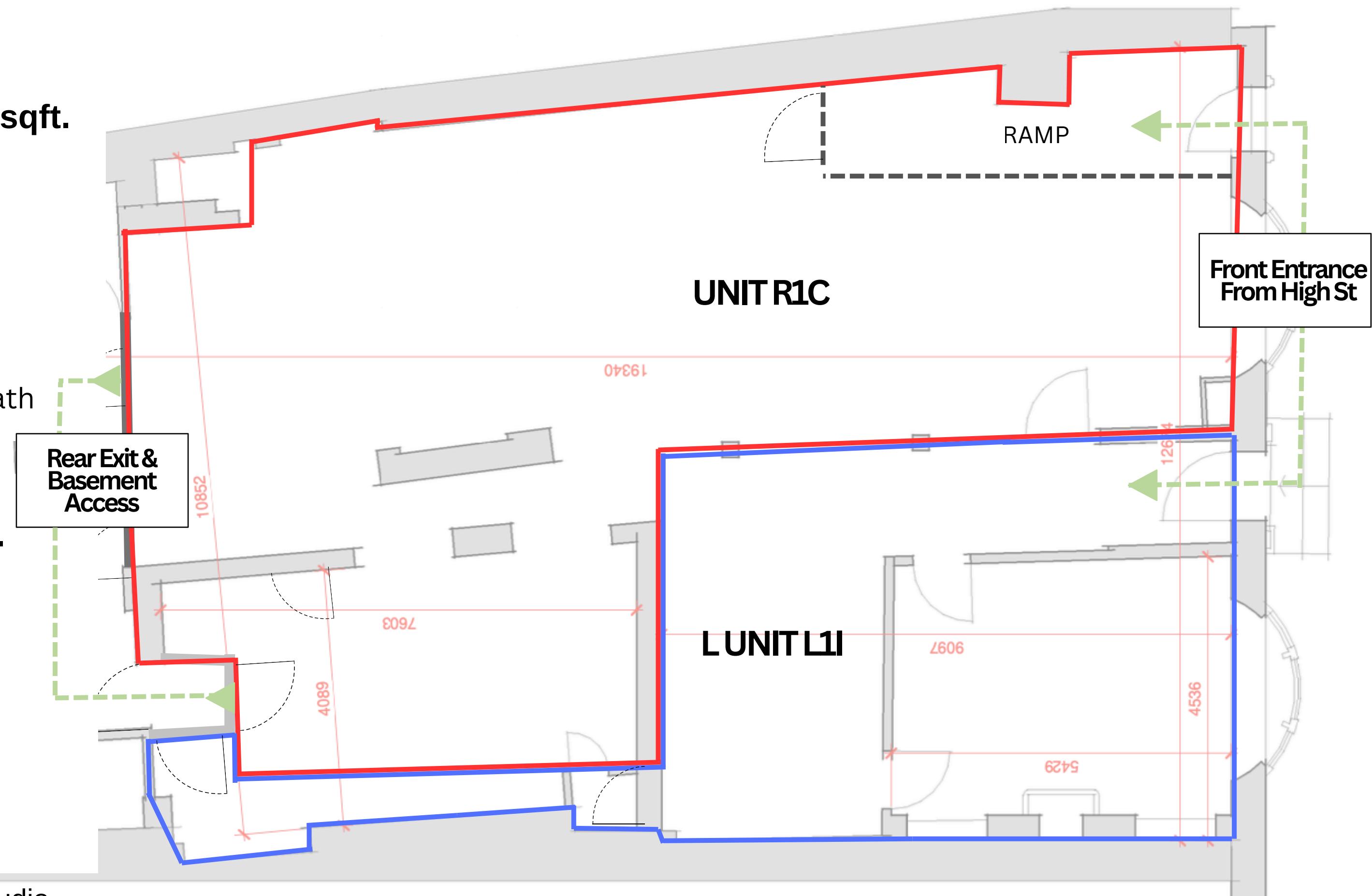
Unit L1I

Area: **61 sqm, 657 sqft.**

Rent: £**1,175pm**

Perfect For:

- Barber
- Nail Studio
- Tattoo studio
- Coffee / Smoothie shop
- Aesthetics Clinic
- Hairdressers / Beauty Studio

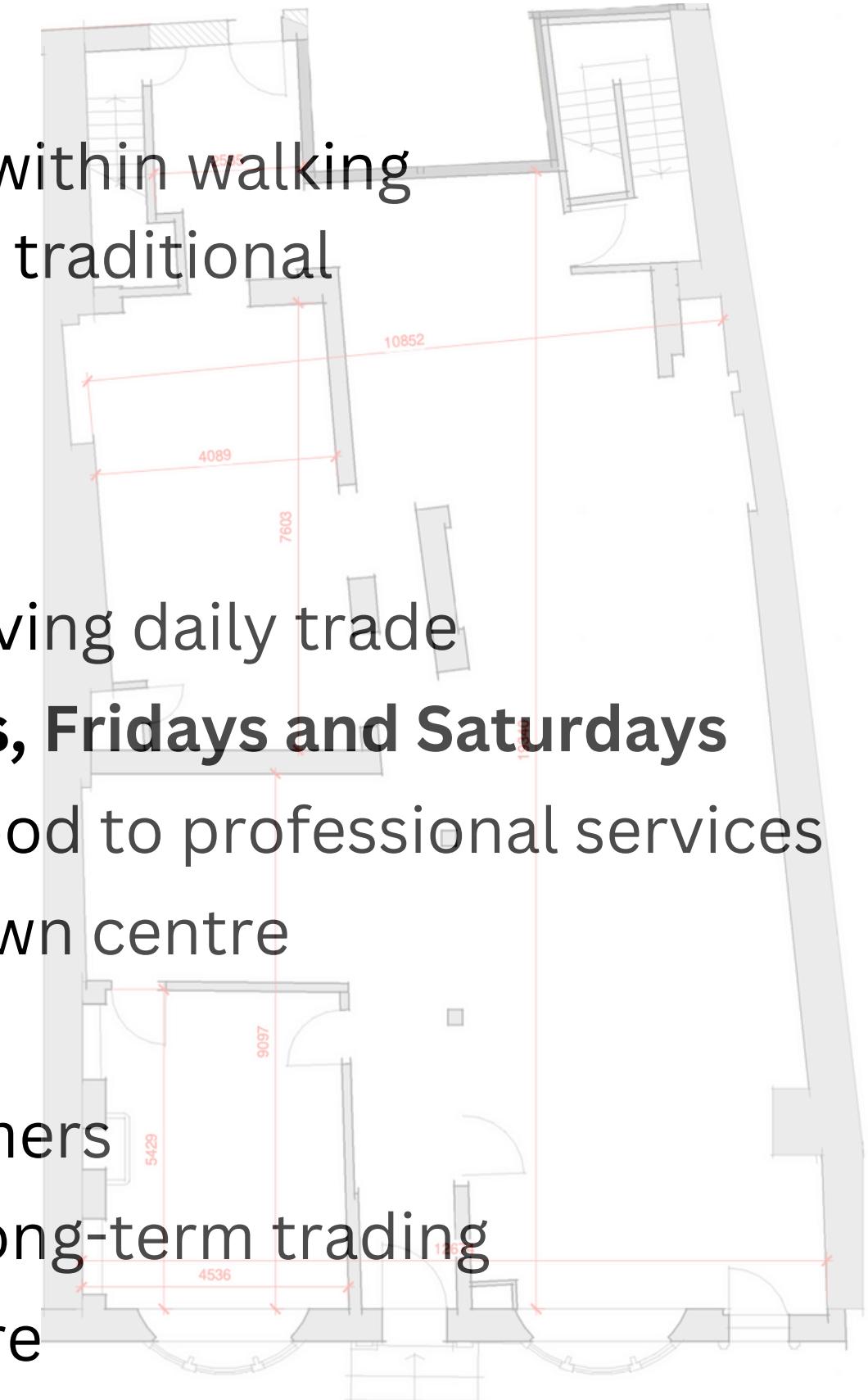


5-7 Market Place, Pontefract, WF8 1AG

Position your business on a busy, well-established high street, within walking distance of Greggs, Marks & Spencer, WH Smiths and a thriving traditional market – a strong draw for local footfall and weekly shoppers.

Why Pontefract is Perfect for Business

-  **Walking distance to Greggs and Marks & Spencer, Boots**, driving daily trade
-  **Established market town** with outdoor markets **Wednesdays, Fridays and Saturdays**
-  **Strong independent business community**, from retail and food to professional services
-  **High pedestrian movement** due to a compact, accessible town centre
-  **Excellent transport links**, with three local railway stations
-  **Historic identity and character**, attracting loyal local customers
-  **More affordable than city centres**, supporting sustainable long-term trading
-  **Continued regeneration and reinvestment** in the town centre



Open to offers.

Interested parties are invited to arrange a viewing. All offers and expressions of interest are welcomed.

Shared occupancy

Shared occupancy proposals will be considered, including joint tenancies where multiple compatible operators (such as beauty) occupy the left-hand unit together.

Flexible space.

Under refurbishment, the space has flexible options to meet your needs. Inc toilets / staff areas and basement access.



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Unit	Area (sq m)	Area (sq ft)	Rent p.m. (£)	Rent p.a. (£)
Unit R1A	98	1,055	1,500	18,000
Unit L1A	94	1,012	1,450	17,400
Unit L1B	41	441	1,095	13,140
Unit L1C	33	355	350	4,200
Unit L1D	24	258	POA	POA
Unit L1E	16	172	POA	POA
Unit L1F	18	194	POA	POA
Unit L1G	15	161	POA	POA
Unit R1B	116	1,250	1,550	18,600
Unit L1H	76	818	1,250	15,000
Unit R1C	131	1,410	1,650	19,800
Unit L1I	61	657	1,175	14,100
GF + Basement	220	2,368	2,600	31,200

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We are now open to commercial tenants. We welcome new and established businesses to create a home in our prominent heritage building.

Prime Loacation

Great central location with high footfall - walking distance from Marks and Spencers, Boots and Greggs - opportunity to sit in a prominent, well known building - with great exposure.

Optional Parking

If parking is required for staff or customers this can be negotiated with the rent.

Flexible Space

Opportunity to design and tailor the space to you and your business needs.

Access

Planning permission is sought to provide improved disabled access via the front right entrance. Level, step-free disabled access is already in place at the rear of the building, which is further supported by an existing designated disabled parking space located immediately adjacent to the building perimeter.

Basement and original vault

By negotiation, the basement space of approximately 1,500 sq ft, including the original vault, may be made available to meet an occupier's storage or staff facility needs.

Pontefract landmark

Set within a distinguished Grade II-listed building dating to the 18th century, the property is believed to have been designed by James Paine, one of the leading Georgian architects of his time, celebrated for landmarks such as Nostell Priory. Formerly a prominent banking hall, the building offers occupiers the opportunity to be part of Pontefract's architectural history while trading from a highly visible and character-rich town centre location.