



## 35 Ropergate, Pontefract, WF8 1LG

**Freehold vacant shop fitted to a good standard and with first floor sales / storage also suited to many alternative uses**

**1,253 sq ft (116.41 sq m)**

- Vacant possession
- Well finished ground floor sales area
- First floor staff & storage area
- Freehold
- First floor sales area

### Summary

|                |                                  |
|----------------|----------------------------------|
| Price          | Offers in the region of £190,000 |
| Rateable Value | £14,750                          |
| Service Charge | N/A                              |
| EPC Rating     | Upon enquiry                     |

### Description

35 Ropergate is a freehold shop offered for sale with vacant possession.

Built of brick under a pitched tiled roof, it offers open plan retail space at ground floor together with further sales and ancillary accommodation at first.

The shop frontage has a central door with two large plate glass display windows to either side. At present the shop is partitioned towards the rear to create a changing room area and office.

Stairs lead to the first floor divided to offer a further sales area, staff WC, kitchenette and stock storage area.

### Location

The shop is located on Ropergate in Pontefract town centre. It runs south west from the main Market Square and is lined with retail units, restaurants and offices buildings.

### Accommodation

The accommodation comprises the following areas:

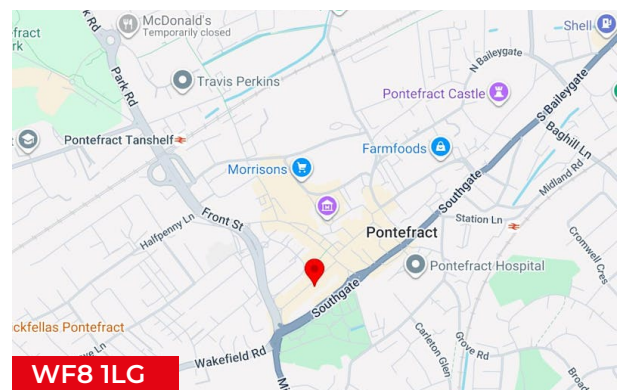
| Floor/Unit   | Description | sq ft        | sq m          |
|--------------|-------------|--------------|---------------|
| Ground       | Sales       | 787          | 73.11         |
| 1st          | Sales       | 466          | 43.29         |
| 1st          | Ancillary   | 131          | 12.17         |
| <b>Total</b> |             | <b>1,384</b> | <b>128.57</b> |

### Viewings

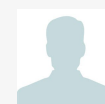
25 Ropergate can be viewed strictly by appointment through our office.

### Terms

25 Ropergate is offered for sale - with vacant possession. Offers are invited in the region of £190,000.



### Viewing & Further Information



**Lesley Clark**

lesley.clark@dhpproperty.co.uk

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