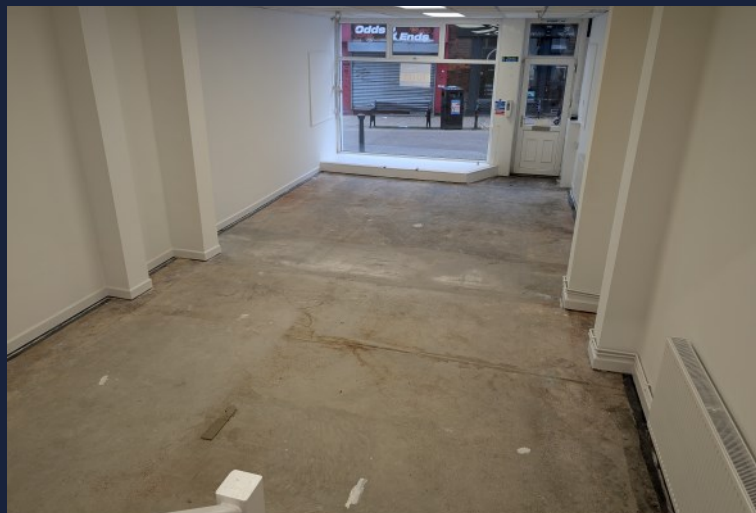


RETAIL PREMISES TO LET



26a High Street, Normanton, Wakefield, WF6 2AB



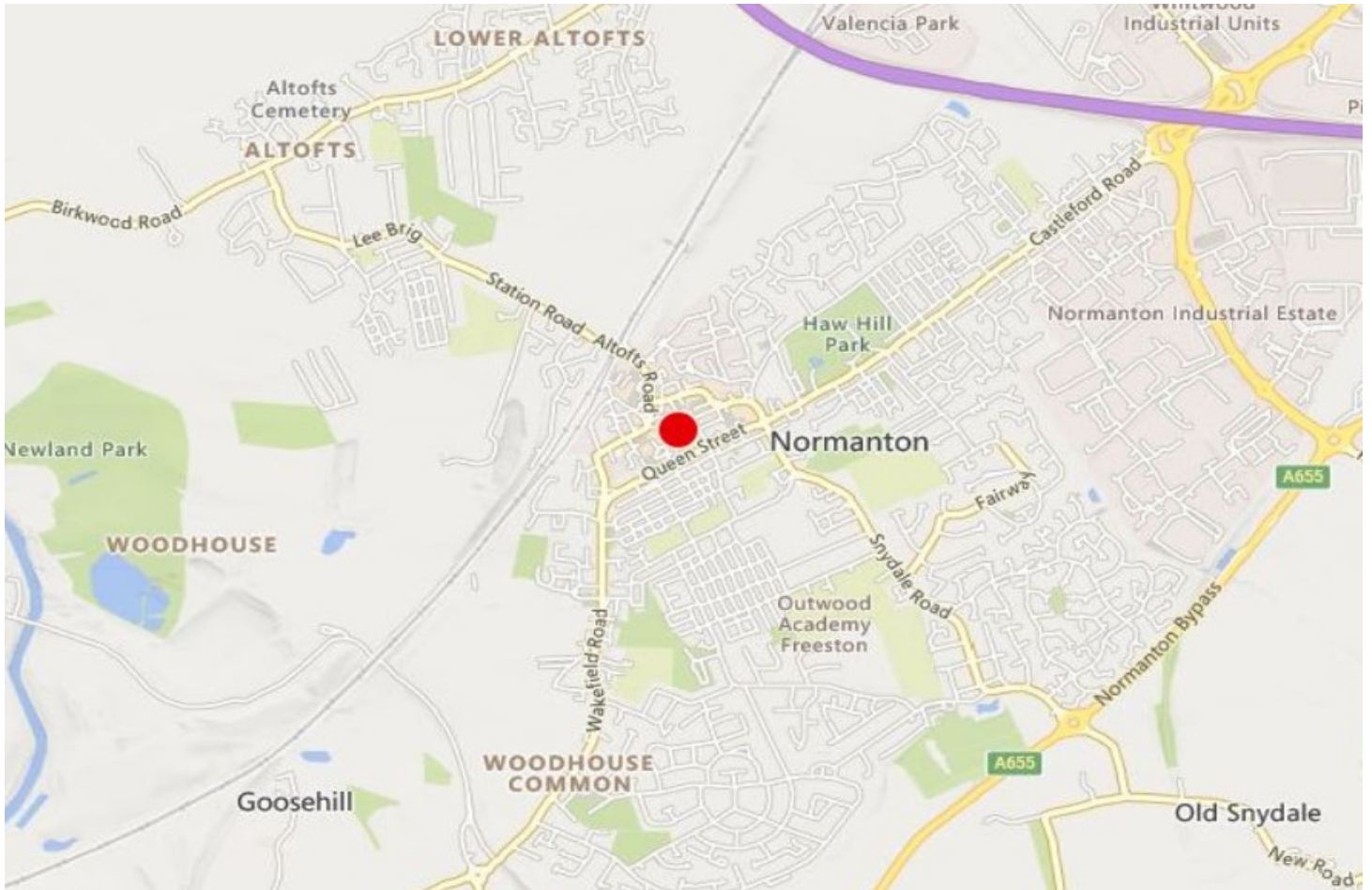
- 1,004 sq ft (93 sq m)
- £12,000 per annum
- Ground floor retail area
- Rear store
- Wc facilities
- Excellent high street position
- Rear loading access

DESCRIPTION

This is a broadly rectangular ground floor retail unit with a stepped level raising to additional store and Wc facilities to the rear. Rear access to enable loading. The property has had a recent refurbishment and is ready for immediate occupation.

LOCATION

The property is situated in the heart of Normanton which in recent times has seen rapid growth mainly due to its closeness to the M62 motorway. The town centre is now home to several major supermarkets and also benefits from ample car parking and train station. Nearby occupiers include Coral, Greggs and Halifax Bank.



ACCOMMODATION

Retail store

35ft 9in x 15ft 4in = 548 sq ft

Store

11ft 6in x 5ft 3in = 60 sq ft

31ft 4in x 12ft 8in = 396 sq ft

Including Wc facilities

Total gross area = 1,004 sq ft (93 sq m)

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	To be confirmed.
SMALL BUSINESS RATES RELIEF	To be confirmed. For more information, please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-87

VIEWINGS & FURTHER INFORMATION

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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

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.

Vickers Carnley 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.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were created October 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.