

FIRST FLOOR SPACE TO LET



Suite A, First Floor, Old Police Station, High Street,
Normanton, WF6 2AL



- 1,060 sq ft (98.47 sq m)
- £9,000 per annum
- Suitable for a variety of uses
- 3 car parking spaces
- Kitchen & Wc facilities
- Excellent location

DESCRIPTION

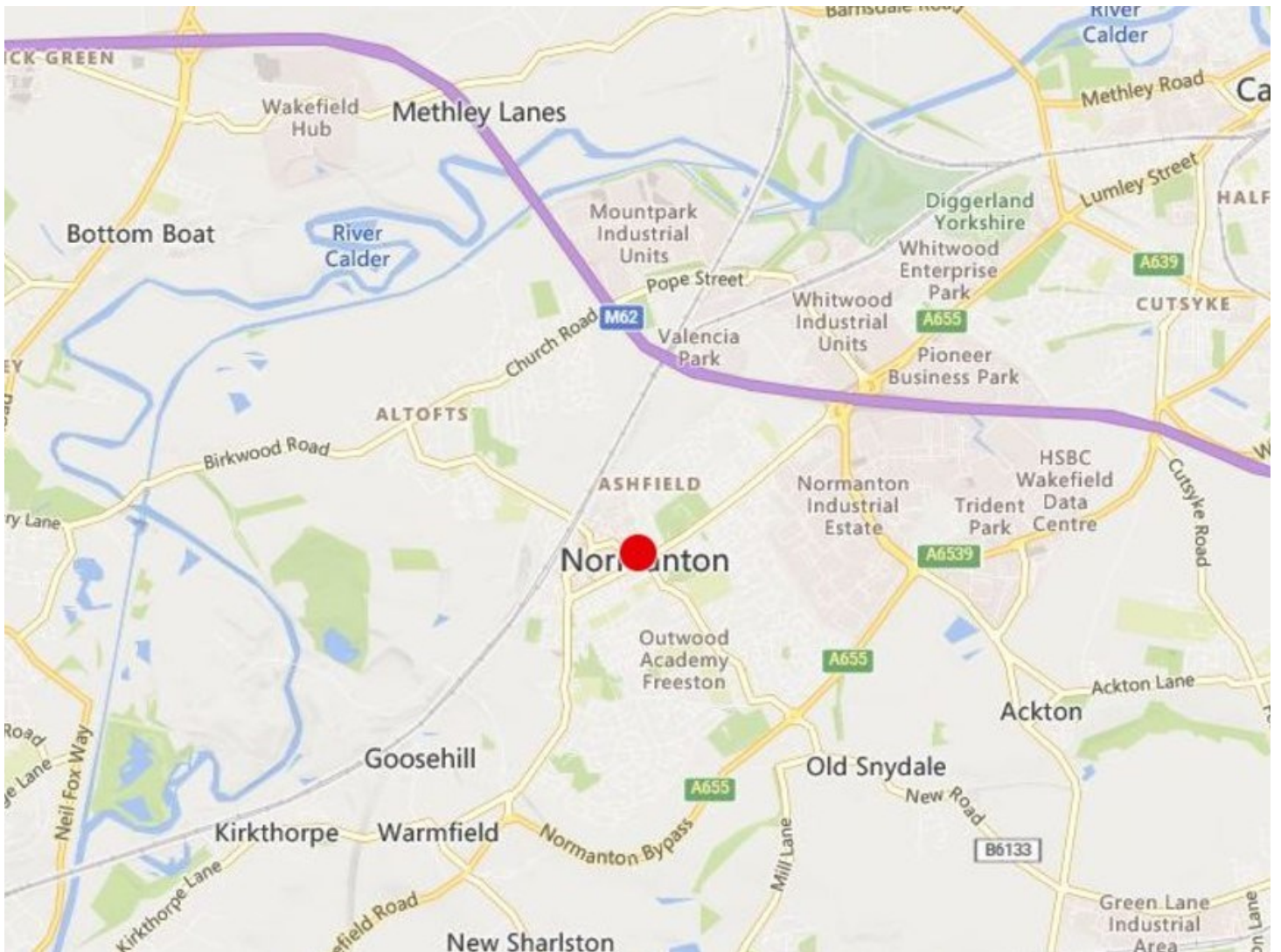
First floor space available to let located above Farm Foods in Normanton Town Centre. The space would suit a variety of uses including offices, beauty/hair, training centre to name but a few. The space is made up of an open place space with kitchenette, private room, stores and wc facilities.

Access is via the rear of Farm Foods with steps leading up to the first floor. The property benefits from 3 allocated car parking spaces.

Area highlighted in yellow on floorplan.

LOCATION

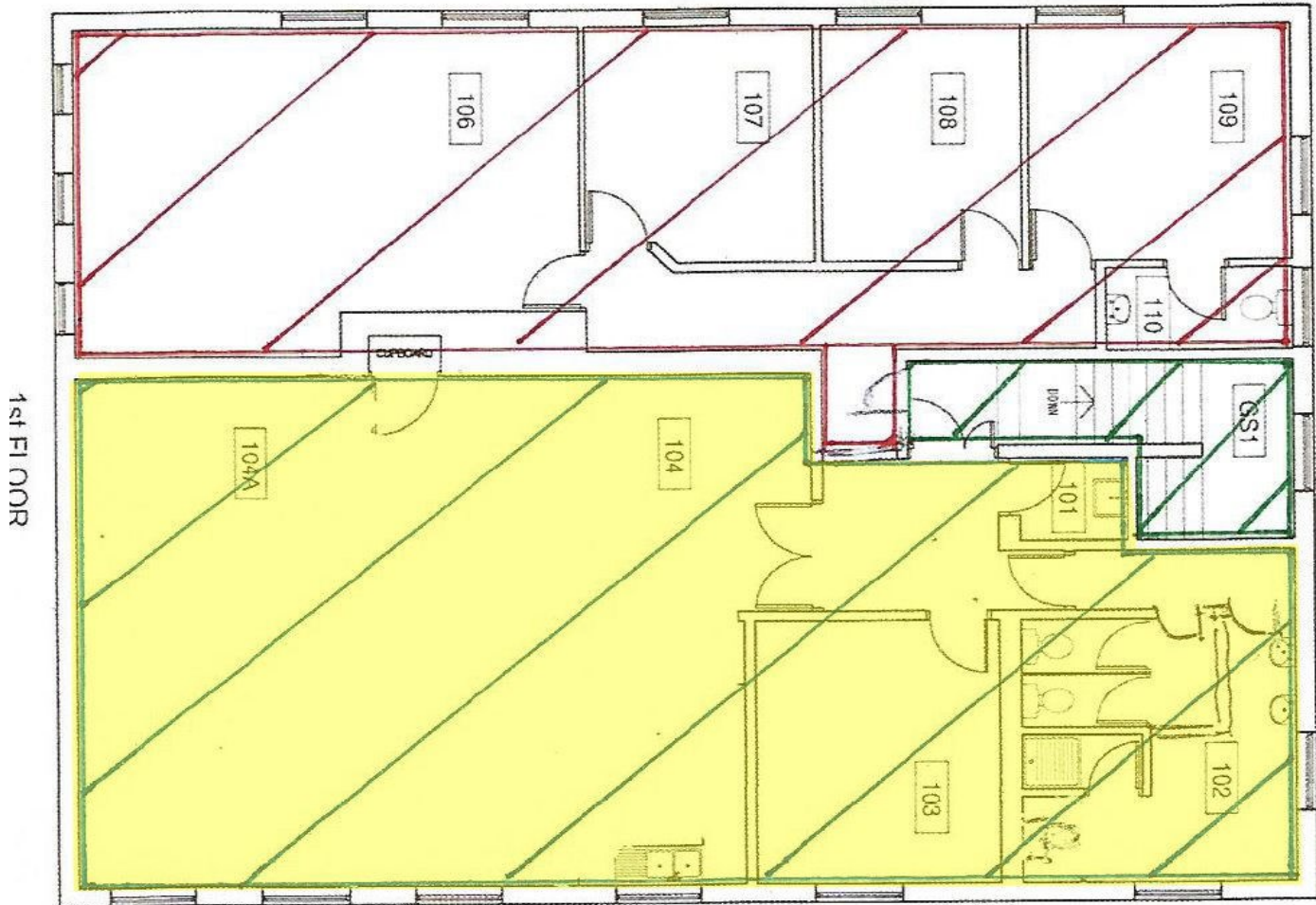
The property is situated in the heart of Normanton above Farm Foods and adjacent Asda Supermarket. The town in recent times has seen rapid growth mainly due to its close proximity to the M62 motorway and local train station with direct trains to Leeds.



ACCOMMODATION

Open plan space-	33ft 9in x 25ft 7in (-3ft x 13ft 7in) = 824 sq ft
Private room-	11ft 1in x 13ft 2in = 146 sq ft
Store-	4ft 6in x 5ft = 27 sq ft
Store-	9ft 9in x 7ft 4in (-3ft 3in x 3ft 8in) = 63 sq ft

Total Net Internal Area- 1,060 sq ft (98.47 sq m)
plus Wc facilities



SUMMARY

RENT	£9,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£8,300
SMALL BUSINESS RATES RELIEF	To be confirmed. For more information, please contact the local authority on 01977 727121.
VAT	Applicable
SERVICE CHARGE	Applicable. Further details upon request.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	To be confirmed

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 November 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.