

# COMPACT RETAIL UNIT TO LET



1 Exchange Street, Normanton, WF6 2AA



- 334 Sq Ft (31.03 Sq M)
- £125 per week
- Will suit a variety of users
- Excellent location
- Kitchenette & Wc
- Front and rear spaces
- Close to the M62 motorway





## SUMMARY

<b>SIZE</b>	334 sq ft (31.04 sq m)
<b>RENT</b>	£125 per week
<b>LEASE</b>	Full Repairing and Insuring
<b>RATEABLE VALUE</b>	£2,000
<b>SMALL BUSINESS RATES RELIEF</b>	For more information, please contact the local authority on 01977 727121.
<b>VAT</b>	Applicable
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	TBC

## VIEWINGS & FURTHER ENQUIRIES



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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 June 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.