

RETAIL UNIT TO LET



3 Exchange Street, Normanton, WF6 2AA



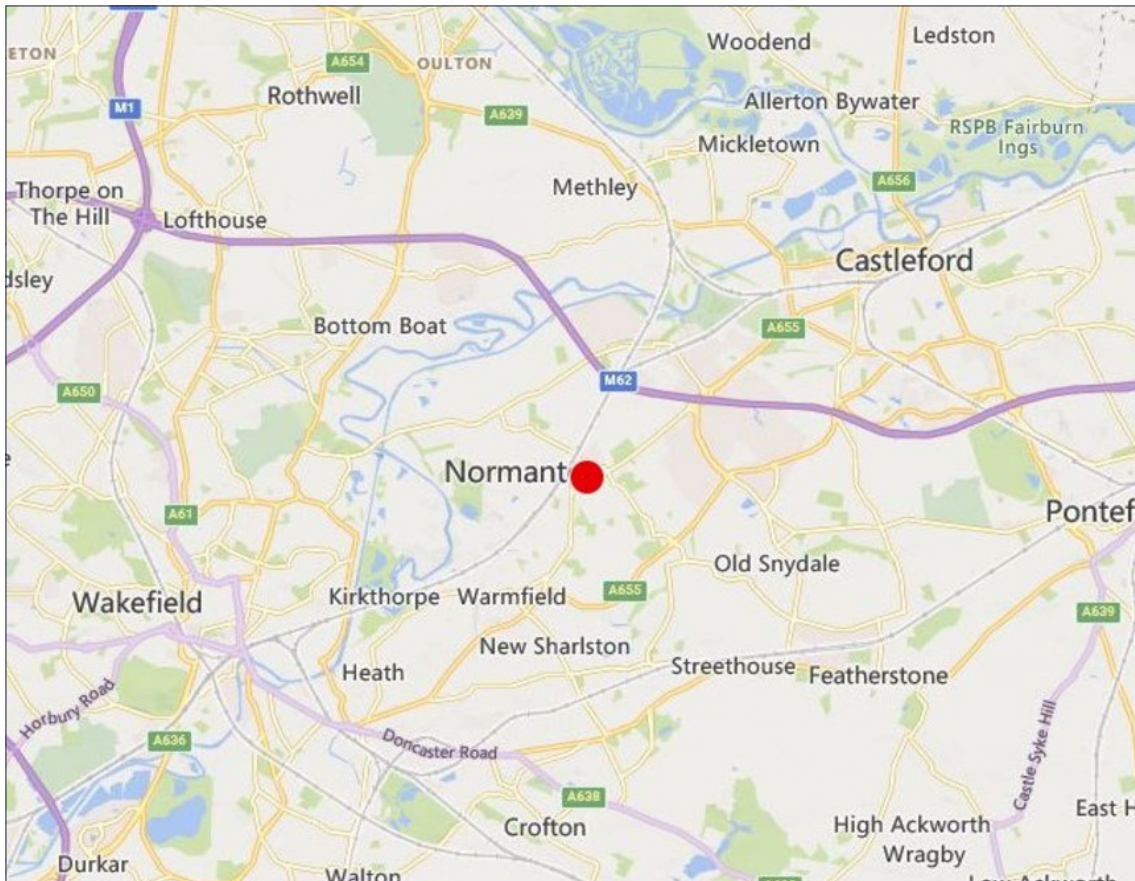
- 270 Sq Ft (25.08 Sq M)
- £75 per week
- Will suit a variety of users
- Excellent location
- Kitchenette & Wc
- Close to the M62 motorway
- Realistic rental

DESCRIPTION

This is a compact retail unit which would prove ideal for anyone requiring a centrally located property at a realistic rental level. The property is available for immediate occupation and benefits from having electric heating and laminate flooring.

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.



ACCOMMODATION

24ft 6in x 11ft = 270 sq ft
Plus kitchenette and Wc to rear

SUMMARY

SIZE	270 sq ft (25.08 sq m)
RENT	£75 per week
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£3,300
SMALL BUSINESS RATES RELIEF	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	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 December 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.