

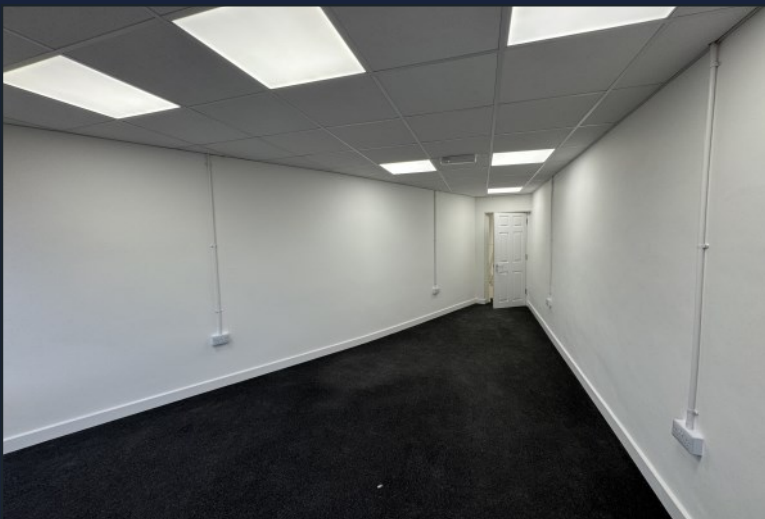
GROUND FLOOR RETAIL UNIT

TO LET

Vickers
carnley



5 High Street, Normanton, WF6 2AD



- 424 Sq Ft - (39 Sq M)
- Former estate agents office
- Very well presented internally
- Fringe of precinct location
- Close to Lidl
- Rear store/Kitchen area

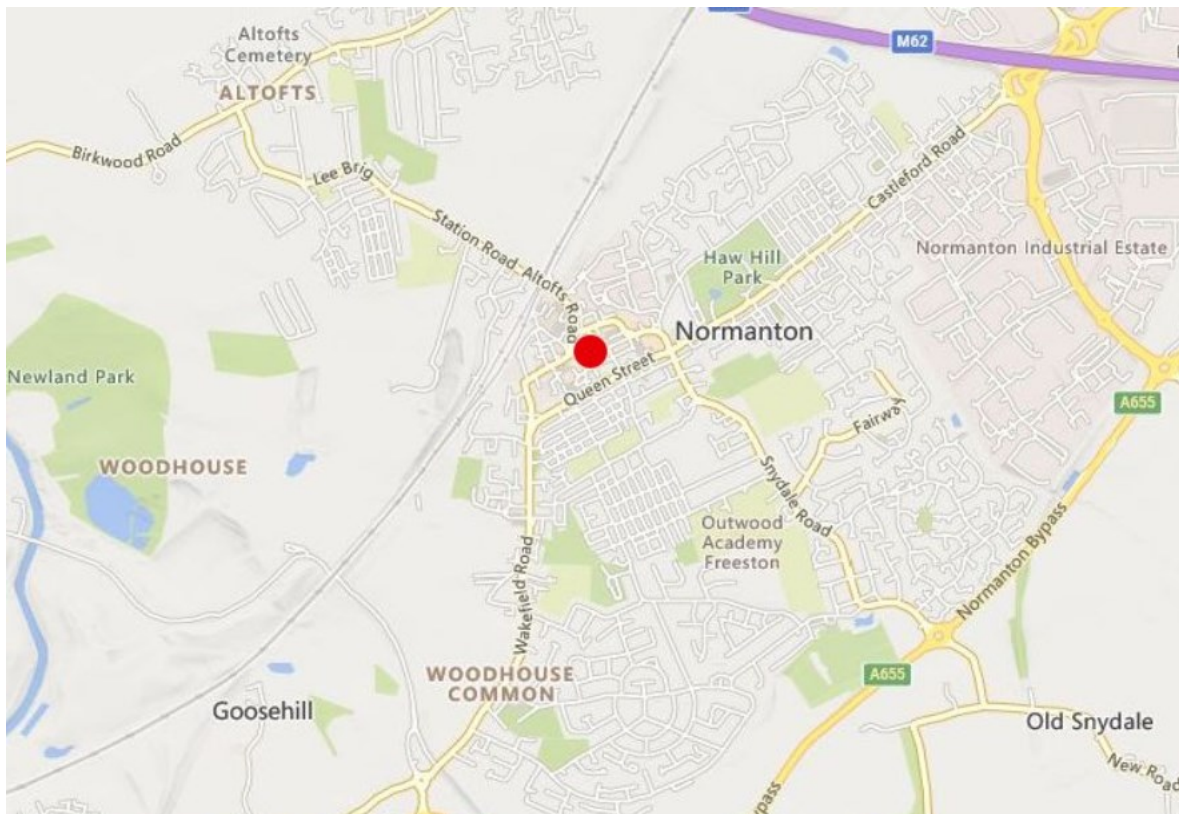
DESCRIPTION

These premises occupy a very visible trading position in the heart of Normanton town centre. While the property has been utilised as an estate agents office, the property could be used for a variety of other uses. Internally the accommodation is made up of a front retail area and a rear storage rooms/kitchen with Wc facilities off the rear.

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 LIDL, B&M Stores and Greggs.



ACCOMODATION

Retail / office area - Frontage 14ft

12ft ave x 22ft 10in = 274 sq ft

Rear

15ft x 10ft = 150 sq ft

(Includes kitchen area)

Total net area = 424 sq ft (39 sq m)

Plus Wc facilities

(Please note, due to the irregular shape of this property, interested parties should not rely upon these dimensions.)

SUMMARY

RENT	£7,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£2,900.
SMALL BUSINESS RATES RELIEF	Applicable. 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	B43

VIEWINGS & FURTHER INFORMATION

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
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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 updated 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.