

COMPACT SHOP UNIT TO LET



21 Assembly Street, Normanton, WF6 2DA



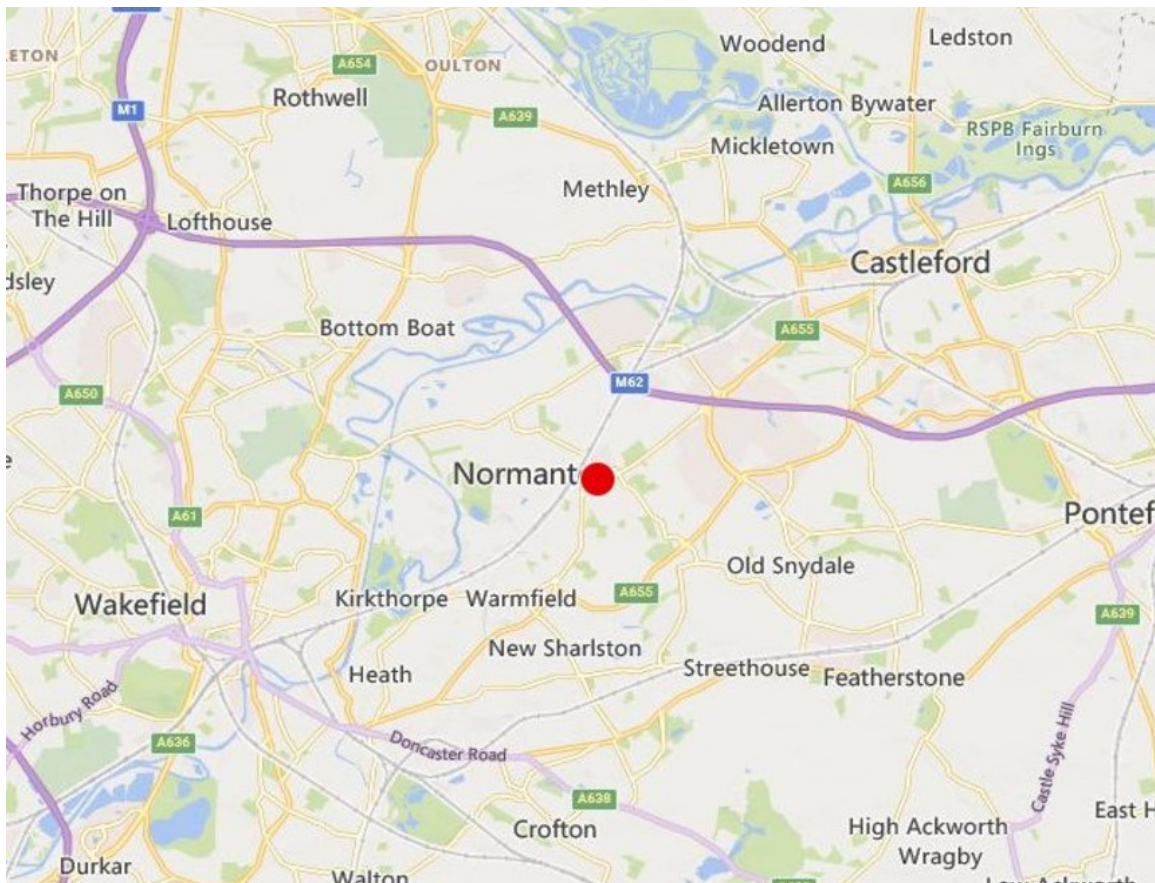
- 285 sq ft (26 sq m)
- Rectangular sales area
- Security shutter to windows
- Useful storage area
- Close to ample car parking
- Wc facilities

DESCRIPTION

This is an economical retail unit on the fringe of Normanton Town Centre which may prove ideal for a hair or beauty salon. Along with the retail space, the property benefits from a useful storage area in the basement and ample natural light having two excellent display windows, which both have security shutters.

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

GF

Retail area - 15ft 19ft = 285 sq ft

Plus Wc facilities and cellar

SUMMARY

SIZE	285 sq ft (26 sq m)
RENT	£6,000 per annum
LEASE	Full Repairing and Insuring
RATEABLE VALUE	£3,350
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-88

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 February 2025 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.