

SUBSTANTIAL HIGH STREET PREMISES TO LET



57 High Street, Normanton, WF6 2AF



- 3,446 sq ft (320 sq m)
- £27,000 per annum
- Ground and first floor
- Will suit a variety of users
- Excellent high street location
- Kitchen and Wc facilities
- Close to the M62 motorway

DESCRIPTION

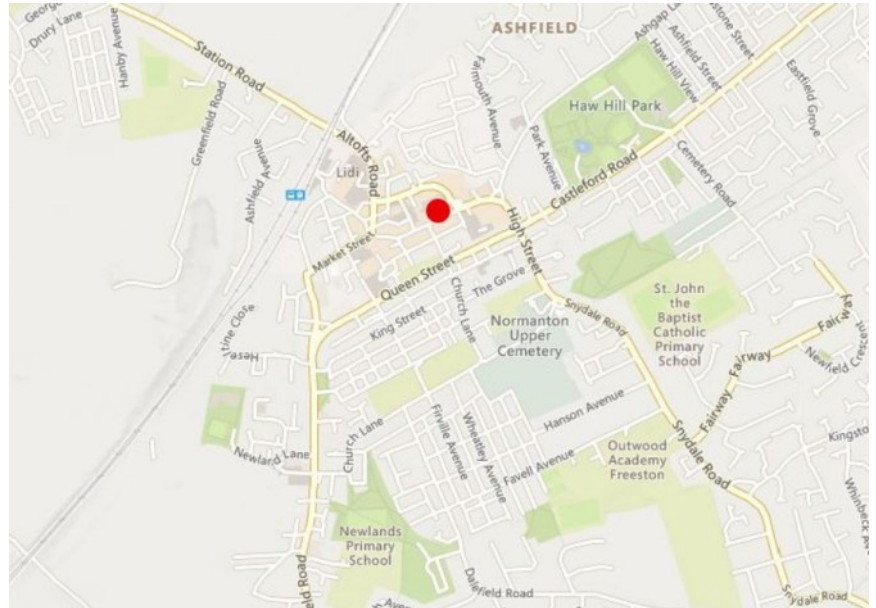
RENTAL INCENTIVES OFFERED

A substantial ground and first floor retail unit situated on Normanton high street. The property was utilised as a convenience store for many years but would suit a variety of uses subject to landlord approval and planning permissions where

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 Greggs, Asda, Coral and B&M.

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ACCOMMODATION

Main retail area - 52ft x 58ft = 2,576 sq ft
(less 18ft x 5ft 3in)
(less 17ft 3in x 20ft)

Ground floor store - 9ft x 20ft = 180 sq ft

First Floor - 16ft 11in x 43ft = 619 sq ft
(less 15ft x 7ft)

Staff Kitchen - 8ft 11in x 8ft = 71 sq ft

Total Net Internal - 3,446 sq ft (320.13 Sq M) Plus Wc facilities

SUMMARY

SIZE	3,446 sq ft (320 sq m)
RENT	£27,000 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£15,500
SMALL BUSINESS RATES RELIEF	Not 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	D-93

Ground Floor

Approx. 272.2 sq. metres (2930.2 sq. feet)

Ground Floor

17.68m (58') max
x 15.85m (52') max

Store

6.10m (20')
x 5.13m (16'10") max

First Floor

Approx. 90.0 sq. metres (968.3 sq. feet)

First Floor

13.11m x 5.16m
(43' x 16'11")

**Staff
Kitchen**
2.44m x 2.72m
(8' x 8'11")

Wc

Wc

Store

1.52m x 5.38m
(5' x 17'8")

Total area: approx. 362.2 sq. metres (3898.5 sq. feet)



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 updated 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.