

PROMINENT MAIN ROAD PREMISES  
WITH CAR PARKING  
**FOR SALE (MAY LET)**



Hallcroft House, Castleford Road, Normanton, WF6 2DW



- 2,173 sq ft / 202 sq m
- Ideal for a variety of uses
- On site car parking
- Enclosed rear yard area that can also be used for secure parking and deliveries
- Currently utilised as office space

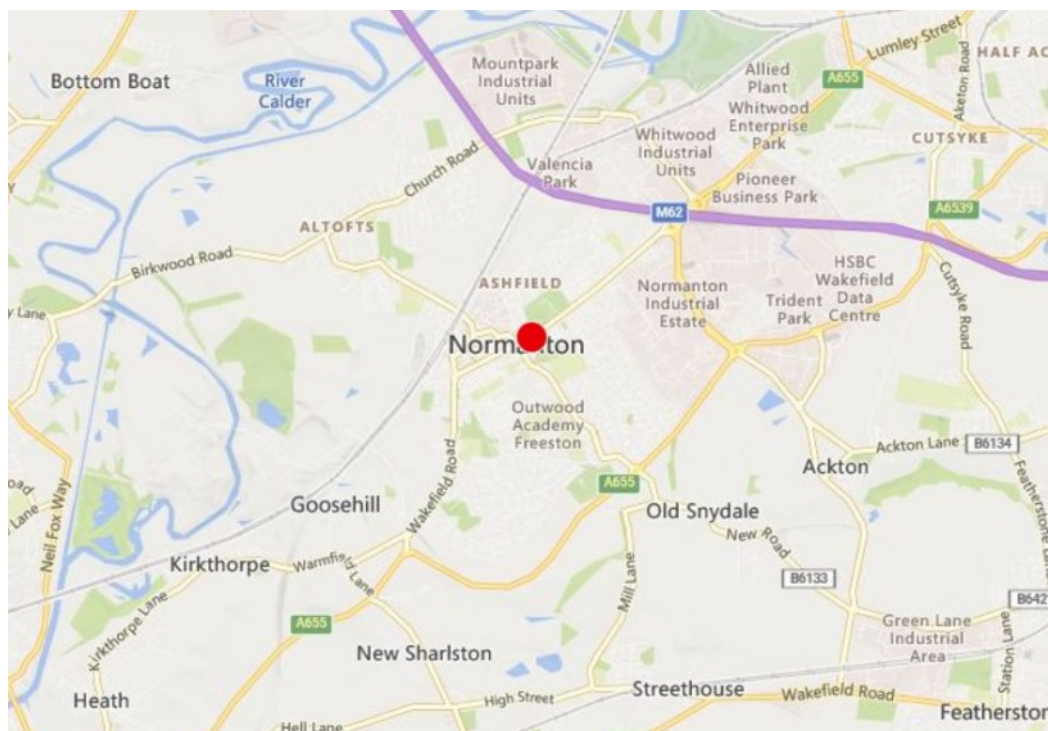
## DESCRIPTION

This is a very well presented part brick part clad detached property with car parking and rear gated yard area that can also be used for secure parking and deliveries, making this an ideal opportunity for various uses requiring a prominently located property.

The premises are currently utilised as office space but could be very easily adapted to create a number of alternative commercial spaces. The property has gas central heating and solar panels along with an electric car charger.

## LOCATION

The premises occupy a very prominent trading position fronting onto Castleford Road and just a few minutes walk away from Normanton town centre. The property is approximately 1.5 miles from Junction 31 of the M62 Motorway.



## ACCOMMODATION

**Ground floor 45ft x 43ft = 1,935 sq ft / 180 sq m**

Includes

General office - 28ft 4in x 26ft 6in Includes reception area

Private office - 14ft x 12ft 8in

Rear office - 16ft 3in x 13ft 9in

Kitchen - 9ft 4in x 5ft 5in

Middle office - 20ft 8in x 7ft

Small office - 17ft x 6ft 6in

Rear studio/office - 17ft x 13ft 10in

**First floor store - 17ft 1in x 14ft = 239 sq ft**



## OUTSIDE

There is car parking to the front of the property with electric car charging points. To the rear is a gated yard area.

## SUMMARY

<b>SIZE</b>	GF - 1,935 sq ft FF - 239 sq ft
<b>SALE PRICE</b>	£295,000
<b>LEASE</b>	The property could be by way of a Full Repairing and Insuring lease.  Interested parties should contact agents direct.
<b>RATEABLE VALUE</b>	£12,500
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable.  For more information please contact the local authority on 01977 727121.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	C-64

## VIEWINGS & FURTHER ENQUIRIES



**Lee Carnley**

**01924 291500**

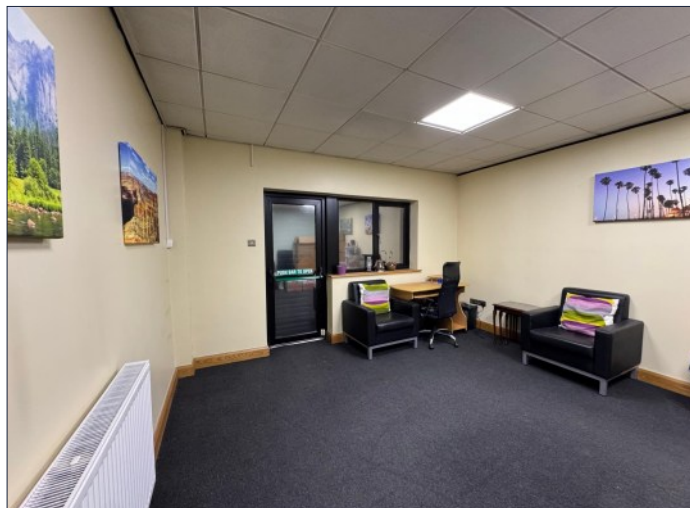
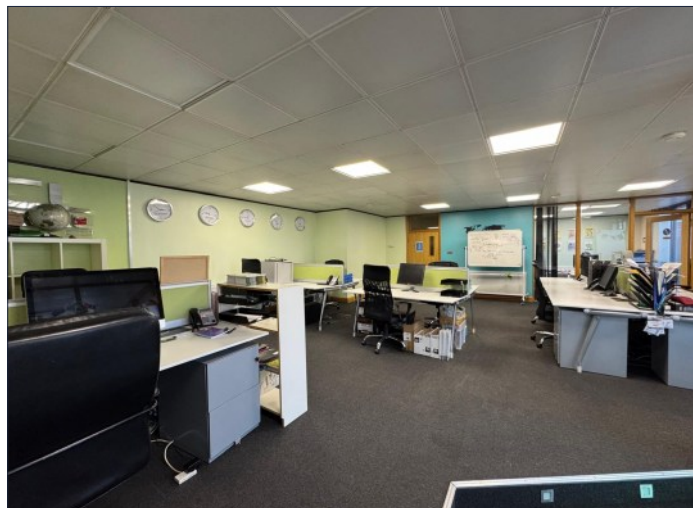
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## GENERAL INFORMATION

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 or 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 January 2025 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.