

# FORMER HAIRDRESSERS TO LET



## 3 Centre Buildings, Market Hall, Assembly Street Normanton, WF6 2AU



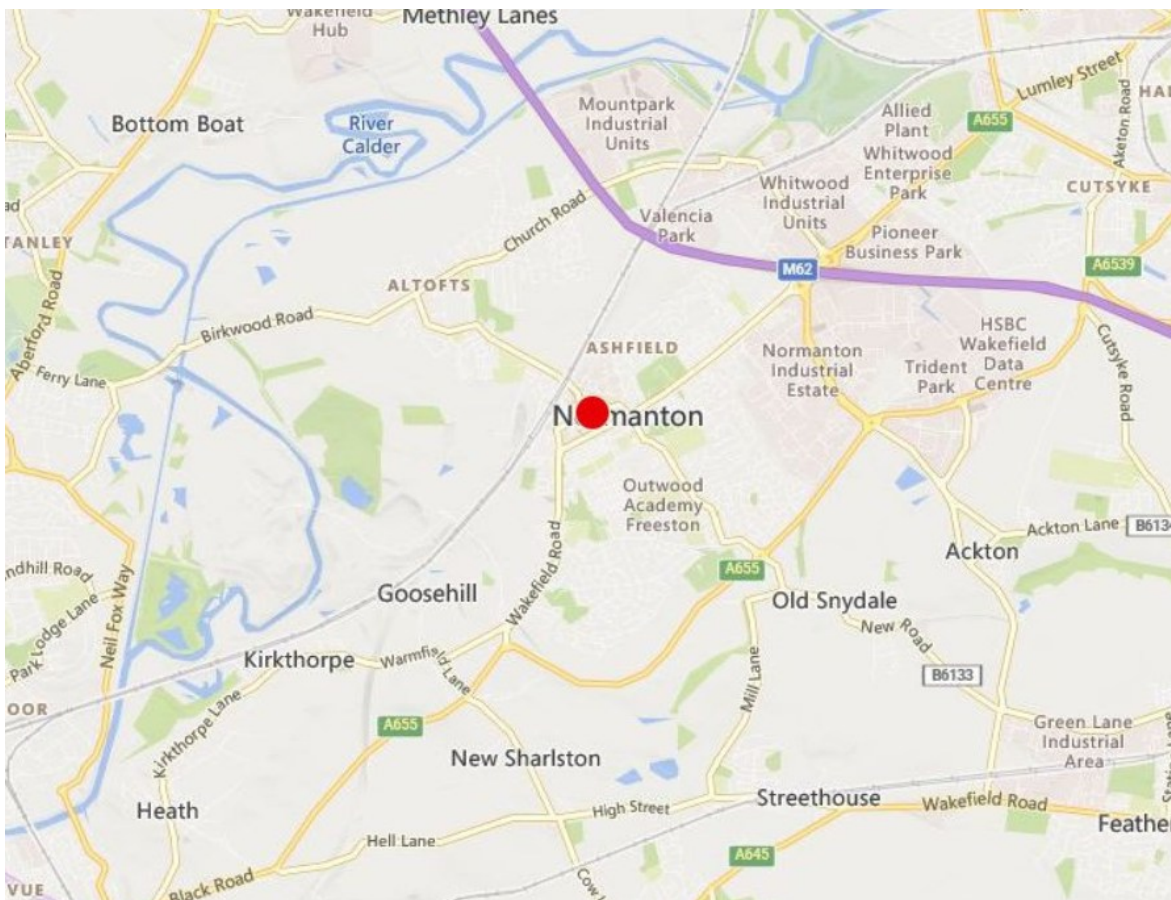
- 460 sq ft (43 sq m)
- Visible town centre location
- Suitable for a number of uses subject to planning
- Security shutter to the front
- Ready for immediate occupation

## DESCRIPTION

This is a very practical rectangular shop unit with store/kitchen and Wc to the rear. The premises would prove ideal for a number of uses and benefit from having a security shutter to the front.

## LOCATION

The property is situated in the heart of Normanton opposite the market area, adjacent to B&M Bargains. This is therefore a very well known trading location. Normanton also benefits from having a good number of car parks.



## ACCOMMODATION

Main Retail Area - 30ft 6in x 12ft = 366 sq ft

Front Store - 9ft 6in x 7ft = 66 sq ft

Rear Store - 7ft x 4ft = 28 sq ft

Plus Wc

**Total net internal area = 460 sq ft ( 43 sq m)**

## SUMMARY

<b>SIZE</b>	460 sq ft (43 sq m)
<b>RENT</b>	£7,000 per annum
<b>LEASE</b>	Full Repairing and Insuring
<b>RATEABLE VALUE</b>	£3,550
<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>	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 April 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.