

SUPERB DOUBLE FRONTED RETAIL UNIT TO LET (MAY SPLIT)



24-26 High Street, Normanton, Wakefield, WF6 2AB



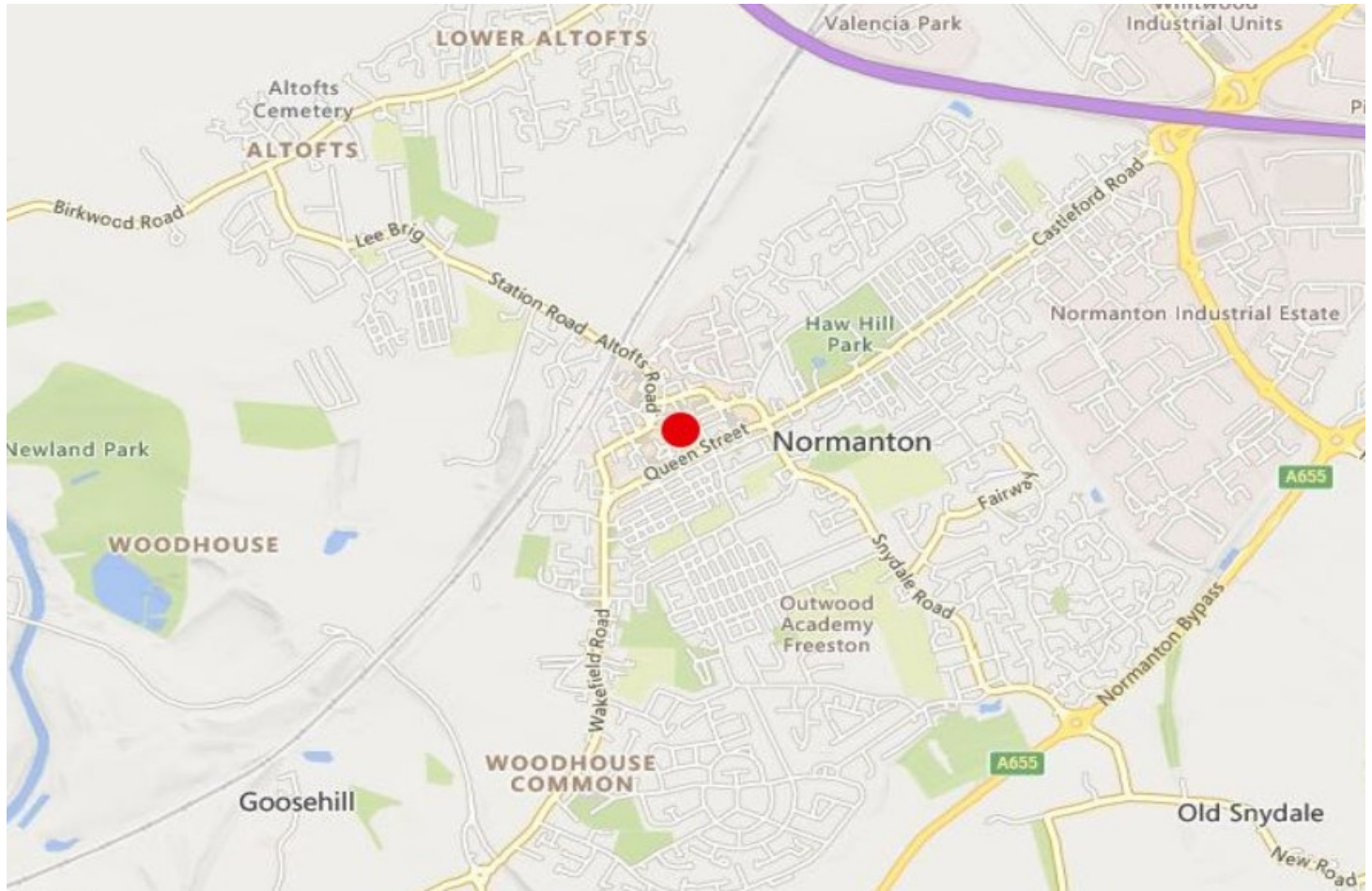
- 925 sq ft (86 sq m)
- Suspended ceilings
- Part centrally heated
- Rear loading access
- Formerly a long established business
- Wc facilities
- Basement area

DESCRIPTION

This is one of Normanton's most well known retail units and is only being offered to the market due to the pending retirement of the current business owners. The premises are double fronted and are well presented internally having a suspended ceiling and laminate flooring. The rear access doors allows for easy rear loading.

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 Coral, Greggs and Halifax Bank.



ACCOMMODATION

Left hand retail area - 36ft 2in x 12ft 10in = 464 sq ft
Plus rear Wc

Right hand retail area - 18ft 10in x 14ft 6in = 273 sq ft
Rear area - 12ft 9in x 10ft = 128 sq ft
Kitchen - 9ft 4in x 6ft 6in = 60 sq ft

Total net area = 925 sq ft (86 sq m)

SUMMARY

RENT	£12,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£9,200
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	Awaiting assessment.

VIEWINGS & FURTHER INFORMATION



Lee Carnley

01924 291500

lee.carnley@vickerscarnley.co.uk



Isobel Smith

01924 291500

isobel.smith@vickerscarnley.co.uk



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.