

COMPACT SHOP UNIT WITH CAR PARKING TO LET



17 High Street, Normanton, WF6 2AD



- 309 sq ft (29 sq m)
- Central location
- Realistically priced
- Ready for immediate occupation
- Private car parking
- Would suit a variety of uses
- Ample public car parking close by

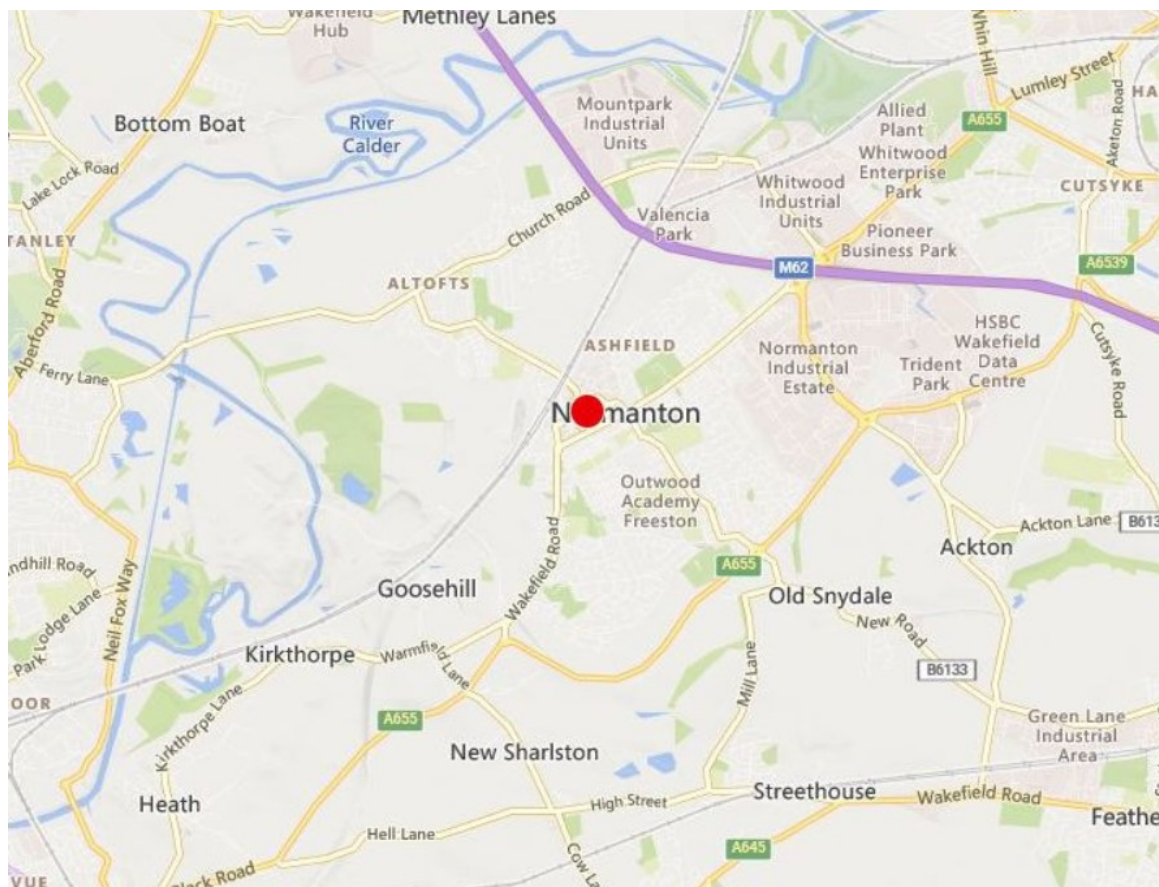
DESCRIPTION

This is a compact shop unit offering easy to manage accommodation being broadly open plan with a kitchenette and Wc to the rear. Internally, the premises benefit from having a suspended ceiling and laminate flooring. A rear access door leads to two private car parking spaces and additional yard area.

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. The property is situated between The Beach hut and Janice's delicatessen.



ACCOMMODATION

Sales area - 25ft x 10ft 9in = 268 sq ft

Kitchen area - 7ft 9in x 5ft 4in = 41 sq ft

Total net internal area = 309 sq ft

SUMMARY

RENT	£9,000 per annum.
LEASE	Full Repairing and Insuring basis.
BOND	The tenant is to lodge the equivalent of 1 months rent to act as a bond.
RATEABLE VALUE	£3,750
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	D-99

VIEWINGS & FURTHER ENQUIRIES



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 created July 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.