

# GROUND FLOOR RETAIL UNIT TO LET



26 High Street, Normanton, Wakefield, WF6 2AB



- 464 sq ft (43 sq m)
- Newly refurbished
- Part centrally heated
- Town centre location
- Rear loading access
- Wc facilities

## DESCRIPTION

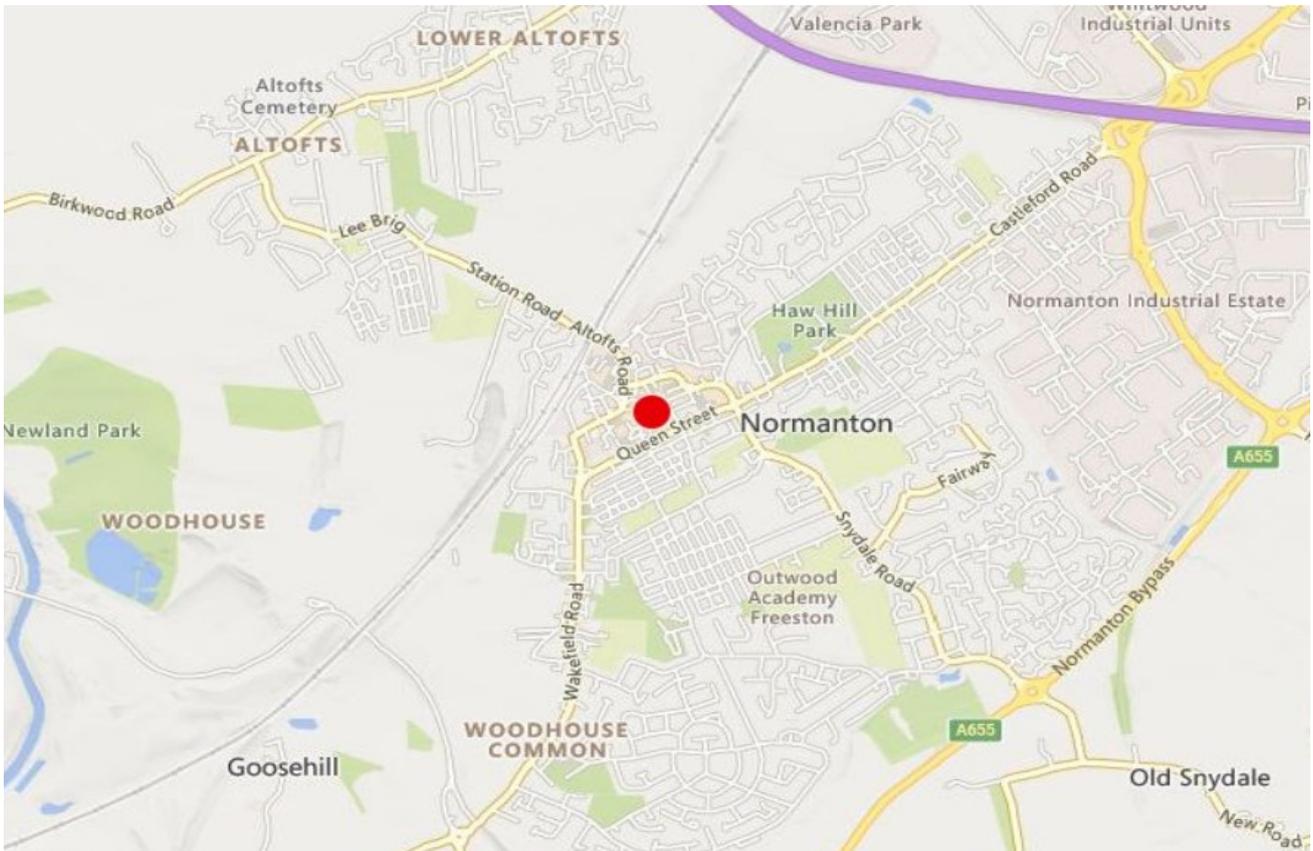
This newly refurbished property would now prove ideal for a variety of both retailers or alternatively a service type business requiring ready to fitout premises. This ground floor area is open plan and benefits from having an excellent display window fronting onto the High Street. The rear access door allows for easy rear loading.

The property has the additional benefit of basement storage, kitchen and Wc facilities.

Please note, there is no parking to the rear of the property.

## 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 and Halifax Bank.



## ACCOMMODATION

Retail area - 36ft 2in x 12ft 10in = 464 sq ft  
Plus rear Wc facilities

## SUMMARY

<b>RENT</b>	£10,000 per annum
<b>LEASE</b>	Full Repairing and Insuring basis.
<b>RATEABLE VALUE</b>	To be confirmed
<b>SMALL BUSINESS RATES RELIEF</b>	Applicable. For more information, please contact the local authority on 01977 727121.
<b>BUILDINGS INSURANCE</b>	To be confirmed.
<b>SERVICE CHARGE</b>	There is a fixed annual structural service charge of £500 with a 3% annual uplift.
<b>VAT</b>	Not applicable.
<b>LEGAL FEES</b>	Each party is responsible for their own legal costs.
<b>EPC</b>	C-51

## VIEWINGS & FURTHER INFORMATION

	<p><b>Lee Carnley</b> 01924 291500 lee.carnley@vickerscarnley.co.uk</p>
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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 February 2026 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.