

FREEHOLD RETAIL PREMISES WITH FIRST FLOOR TENANTED FLAT FOR SALE



67-69 High Street, Normanton, Wakefield, WF6 2AF



- 1,450 sq ft (135 sq m)
- Double fronted
- Open plan GF space
- Income producing first floor flat
- Rear loading doors

DESCRIPTION

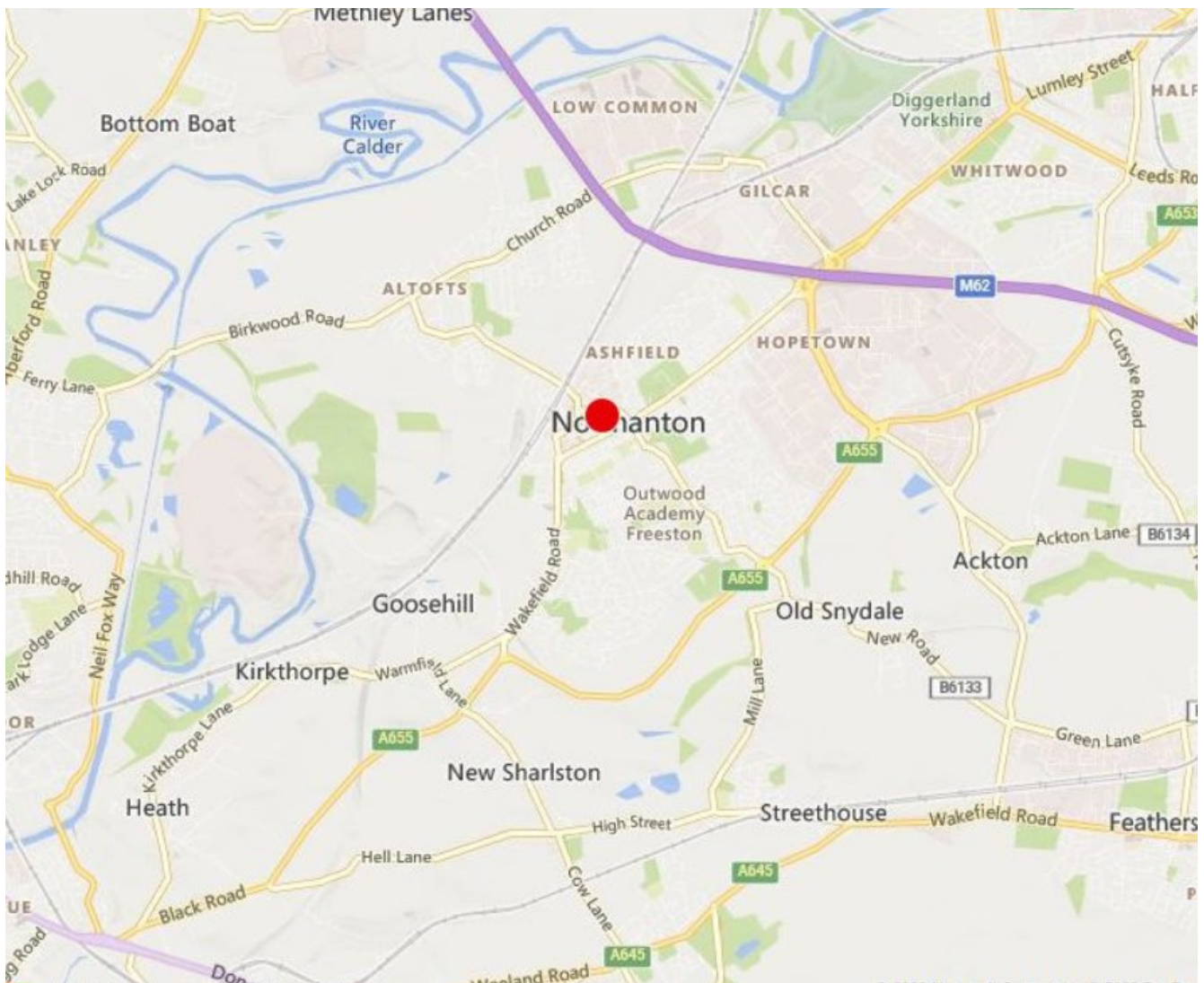
This is a double fronted shop property with a two bedroomed self contained flat above which is currently let out on an assured shorthold tenancy agreement.

The ground floor parts for many years have been utilised as a curtain and soft furnishings showroom being a well known operator on the precinct.

The premises benefits from having security shutters to the front, gas central heating and double loading doors to the rear. This really is a unique opportunity to acquire a freehold property in such a prominent trading position.

LOCATION

The property occupies an excellent trading position on the Normanton High Street close to the doctors surgery and ASDA. This location also benefits from having a public car park to the rear offering two hours free car parking.



ACCOMMODATION

GF Retail parts

Front area - 25ft 9in x 23ft 10in = 613 sq ft

Middle area - 25ft 9in x 16ft 5in = 422 sq ft

Rear area - 19ft x 13ft 7in = 256 sq ft

Store including Wc - 18ft 5in x 8ft 7in = 159 sq ft

Gross internal GF area = 1,450 sq ft

FF

A self contained gas centrally heated two bed roomed flat.



LEASE DETAILS

The flat is held by way of a short hold tenancy agreement. The current rental being £650 per calendar month. Plus an additional £150 towards the gas, electricity and water.

The flat is currently managed by Richard Kendall Estate Agents, Normanton

SUMMARY

PRICE	£199,500
RATEABLE VALUE	£10,500
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
COUNCIL TAX BAND	A
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	67-69 High Street (Retail unit) - Awaiting assessment 67-69 High Street (flat) - D-58

VIEWINGS & FURTHER ENQUIRIES

	Lee Carnley 01924 291500 lee.carnley@vickerscarnley.co.uk
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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 March 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.