

GROUND FLOOR UNIT TO LET



6 HIGH STREET, NORMANTON, WF6 2AB



- 954 Sq Ft (88.63 sq m)
- £10,000 per annum
- Substantial window display
- Suitable for a variety of uses
- open plan accommodation
- Town centre location
- Kitchenette
- Wc

DESCRIPTION

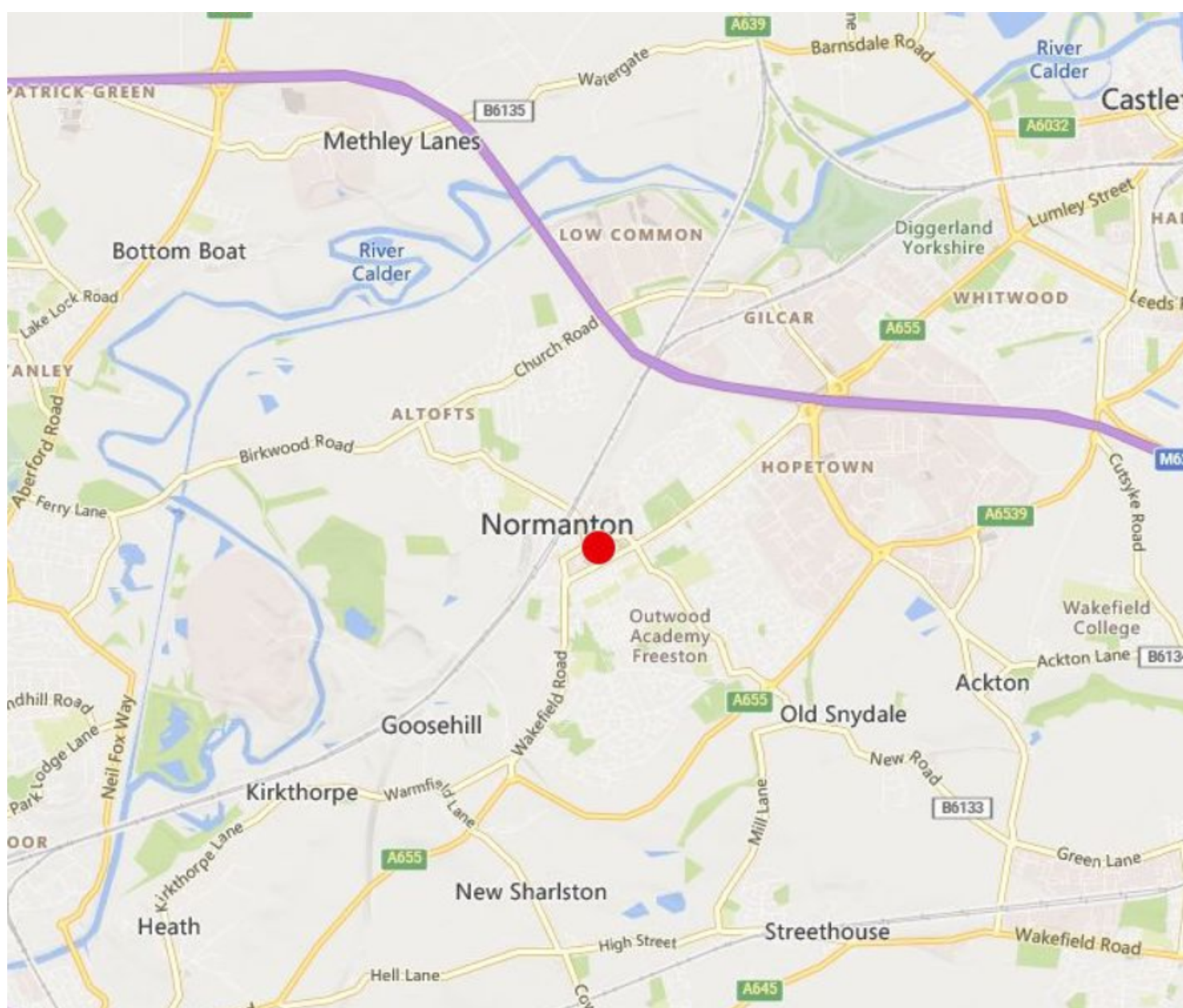
This is a very prominently positioned High Street retail unit offering spacious ground floor accommodation (highlighted in grey on plan)

The window display is extensive and would suit a wide variety of users. The accommodation includes a kitchenette and Wc and is available from March 2027.

LOCATION

The property is situated in the heart of Normanton which in recent times has seen rapid growth mainly due to its close proximity to the M62 motorway. High Street is fully pedestrianised and offers a good mix of retailers with a number of major supermarkets and car parking areas nearby.

Other nearby occupiers includes Greggs, Domino's Pizza, The Banking Hub and Asda.

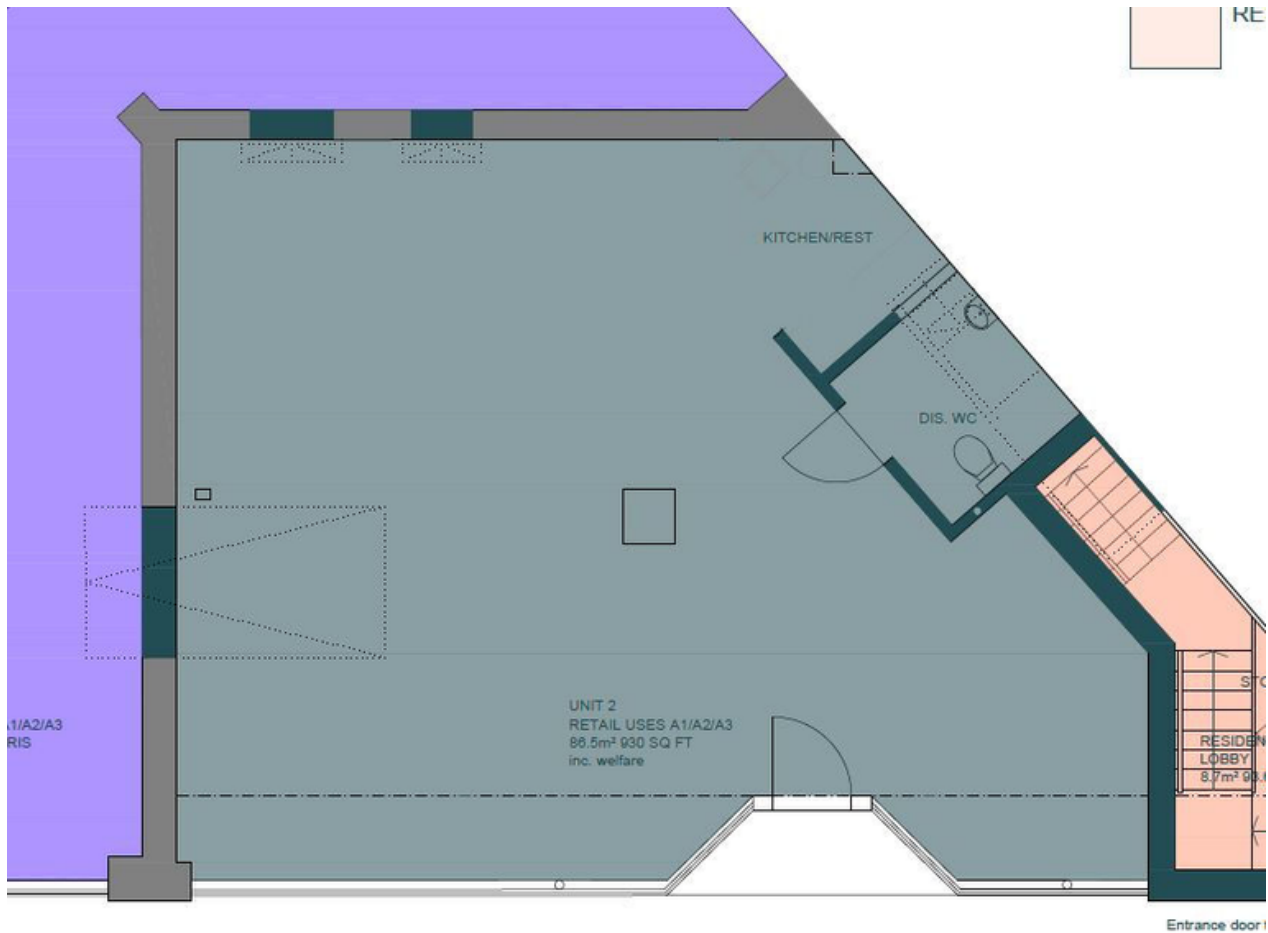


ACCOMMODATION

28ft 6in x 28ft 9in = 822 sq ft

12ft x 22ft (/) = 132 sq ft

Gross Internal floor area- 954 sq ft (88.63 sq m) Includes kitchenette and Wc)



SUMMARY

RENTAL	£10,000 per annum
LEASE TERMS	Full Repairing and Insuring lease by way of a service charge.
RATEABLE VALUE	£9,900
SERVICE CHARGE	Fixed service charge of £43.00 per month with an annual 3% uplift.
BUILDINGS INSURANCE	The current annual buildings insurance is £432.74.
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	B-34

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 September 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.