

**304a Castleford Road
Normanton, WF6 1PZ**



- # First Floor Office/Beauticians/Hair Salon
- # Approx. 52m sq. (560ft sq.)
- # Split into 3 rooms
- # Separate w.c. and kitchenette
- # Main Road Location
- # Energy Performance Rating E

RENT
£3000pa

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ACCOMMODATION BRIEFLY COMPRISES: -

GROUND FLOOR

FRONT ENTRANCE HALL & STAIRS up to:-

FIRST FLOOR

MAIN ROOM: - 14ft 1in x 13ft 5in (4.29m x 4.09m)

FRONT ROOM No. 2: - 12ft 11in x 8ft 11in (3.94m x 2.73m)

FRONT ROOM No 3: - 12ft 10in x 7ft 6in (3.93m x 2.29m)

REAR/INNER HALL

KITCHEN: - 7ft x 5ft 1in (2.15m x 1.55m) with sink unit and worktops.

W.C. 7ft 9in x 4ft 4in (2.37m x 1.33m) with a low flush w.c. and sink unit

SERVICES

Mains Electricity, Water and Drainage are all connected.

RATES

According to the Valuation Office Agency website, the premises have a current 2017 rateable value of £2,350 pa. Interested parties are advised to direct further enquiries to the Local Authority.

From the 1st April 2017 small business rate relief for properties with a rateable value of £12,000 and less –subject to conditions.

LEASE TERMS

Flexible terms are available.

VIEWING Strictly by prior appointment with the Agents

PLEASE NOTE

All room measurements are approximate and are taken to their widest parts. It is also believed that all the service connections and appliances that maybe included are in working order but a prospective purchaser should satisfy themselves prior to entering into a contract.

MISREPRESENTATION ACT

These particulars are intended as a guide only to prospective purchaser and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information contained therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Selling Agents, Abson Blaza Property Services.