

**47B High Street,  
Normanton, WF6 2AF**



- # Available to rent on FRI terms
- # Detached Workshop and Offices with parking
- # Approximately 90.4m sq. (974ft sq.) gross internal
- # Town Centre Location with good links to other townships
- # Energy Rating 'C'

**Rent**  
**£12,000pa**

47B High Street, Normanton, WF6 2AF - April 2023

## DESCRIPTION

Situated just off the Town's Centre, and adjacent to a car park, this is a Detached Workshop, Stores and Offices with a gross internal floor area of approximately 90.4m sq. (974ft sq.) and having a roller shutter entrance door to the front, ground floor stores and offices to the first floor. Outside there are two parking spaces to the front.

## ACCOMMODATION

### GROUND FLOOR

**STORE:** - 10ft 6in x 6ft 2in (3.21m x 1.89m)

**STORE:** - 5ft 10in x 4ft 9in (1.78m x 1.45m)

**STORE/OFFICE:** - 15ft 4in x 13ft 2in (4.69m x 4.03m) with two wall mounted electric heaters.

**STORE/OFFICE:** - 9ft 11in x 9ft 3in (3.04m x 2.81m) with two wall mounted electric heaters.

**STORAGE CUPBOARD:** - 7ft 10in x 3ft (2.41m x 0.92m).

### SIDE ENTRANCE HALL

**STAIRCASE** leads to: -

### FIRST FLOOR

**LANDING** with wall mounted electric heater.

**KITCHENETTE** : - 9ft 1in x 6ft 9in (2.77m x 2.07m) with base and wall mounted cupboard unit, worktop with sink unit.

**SEPARATE W.C.** with low flush suite and washbasin and wall mounted electric heater.

**OFFICE:** - 13ft 1in x 12ft 11in (4m x 3.94m) with wall mounted electric heater.

**OFFICE:** - 9ft 10in x 8ft 4in (3.01m x 2.54m) with wall mounted electric heater.

**OUTSIDE:** - There are two car parking spaces to the front and an enclosed yard at the rear.

## SERVICES

Mains Electricity, Water and Drainage are all connected. Heating is provided by wall mounted electric heaters.

## LEASE TERMS

Negotiable.

## RATES

The property has a rateable value under the 2017 rating list of £15,250 which is proposed to increase from April 2023 to £19,750.

## COSTS

The tenant will be responsible for the cost of a new lease.

## RENT

£12,000 per annum.

## VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.



For identification purposes only



**NOTE TO PROSPECTIVE PURCHASERS:**

**Room measurements & Floor Plans:**

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

**Tenure & Boundaries:**

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

**Services:**

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

**Additional Information:**

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property