

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

£12,000



- # 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

Pontefract 01977 780599

Normanton 01924 893176
www.absonblaza.co.uk

DESCRIPTION

A Detached Workshop and Offices with approximately 90.4m sq. (974ft sq.) of gross internal floor space. Has a secure store to the ground floor workshop which is accessed through a roller-shutter door to the front and the first floor there are two office rooms together with a kitchenette and w.c. To the front there are two parking spaces and the property adjoins a pay and display car park and is a short walk from Normanton Town Centre.

COSTS

The Tenant will be responsible for the Landlords proper Legal Costs.

RENT

£12,000 per annum

VIEWING

Strictly by prior appointment with the Agents

FLOORPLAN

The Accommodation comprises:-

GROUND FLOOR

WORKSHOP: - 7.23m x 4.25m plus entrance lobby 3.19m x 1.94m and meter cupboard and secure store 2.41m x 0.88m

FIRST FLOOR

LANDING with **KITCHENETTE** that includes a range of base and wall mounted cupboards, worktops with sink unit and a

SEPARATE W.C. with low flush suite and pedestal wash basin. Wall mounted electric heater.

OFFICE No. 1: - 3.99m x 3.93m with wall mounted electric heater.

OFFICE No. 2: - 3.01m x 2.55m with wall mounted electric heater.

OUTSIDE

There is a small yard at the rear but there are two car parking spaces to the front.

SERVICES Mains Electricity, Water and Drainage are all connected and the first floor has electric wall heaters.

LEASE TERMS

Negotiable

RATEABLE VALUE

The rating Authority is Wakefield MDC and the property has a rateable value under the 2017 rating list of £15,400.



All measurements are approximate and for display purposes only

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.

“Selling houses by Experience”