

**13a Cross Queen Street,
Normanton, WF6 1EL**



- # Detached Store
- # Town Centre Location
- # Approximately 46.6m sq. (501sq. ft)
- # Mains Electricity
- # Lease terms negotiable

RENT
£3600pa

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DESCRIPTION

A Detached Store located in a Town Centre location. Approximately 46.6m sq. (501ft sq.). The premises are accessed off Queen Street with an additional pedestrian access at the rear. The premises have light and power and UPVC double glazed windows.

ACCOMMODATION

Ground Floor Store: - 19ft 8in x 14ft (6.01m x 4.28m)

First Floor Store: - 15ft 8in x 14ft 4in (4.79m x 4.37m).

Outside:- Vehicular access to the front only.

SERVICES

Mains Electricity is connected.

EPC Not required

LEASE TERMS

Negotiable

RATES

Rateable value £2475 per annum

The business will benefit from small business rate relief, subject to the usual criteria. Purchasers should make their own enquiries in relation to Council Tax.

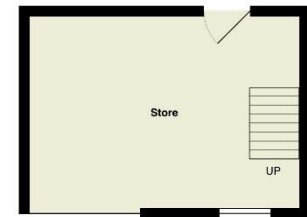
RENT

£3,600 per annum exclusive.

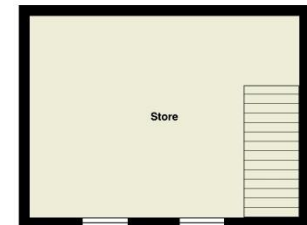
COSTS

Tenant will be responsible for the cost of the new Lease.

VIEWING Strictly by prior appointment with the Agents



Ground Floor



First Floor

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.