

5 Market Place Normanton, WF6 2AU



- # Ground Floor Shop available to rent
- # Town Centre Location
- # Suitable for a variety of uses, subject to consent
- # 44m sq. (424ft sq.)
- # Lease Terms Negotiable
- # Energy Performance Rating: C

RENT
£7000pa

5 Market Place, Normanton, WF6 2AU

DESCRIPTION

Town Centre location and available immediately this ground floor shop has approx.. 44m sq. (474ft sq.) with split-level flooring and split into main sales area, and 2 separate offices or treatment rooms, kitchen and w.c.

ACCOMMODATION

Front Sales: - 5.41m x 4.78m (average) and includes an integral office (2.62m x 1.94m) with access to store and cellar.

Hallway

Office: - 4.1m x 4.37m (average) and would split into 2 rooms

Inner Hall

W.C. – with low flush suite

Kitchen: - with some base and wall mounted cupboard, worktops and sink unit. Rear Entrance.

SERVICES

Mains Electricity, Water and Drainage are all connected.

RATES

Wakefield MDC

Under the 2017 Revaluation has a rateable value of £4,550.

The business will benefit from small business rate relief, subject to the usual criteria.

LEASE TERMS

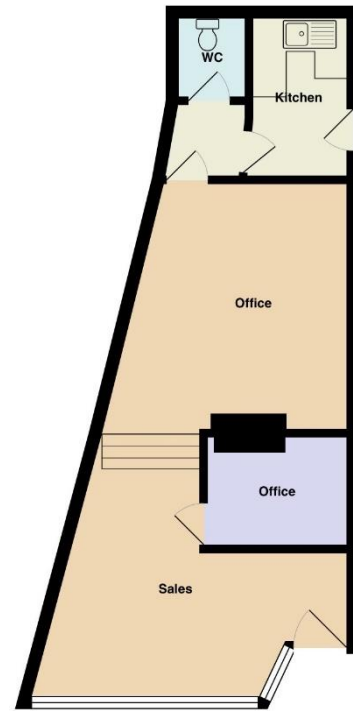
Negotiable Lease term. Internal repairing Lease Terms Available.

RENT

£7,000 per annum exclusive.

VIEWING

Strictly by prior appointment with the Agents



FOR INFORMATION 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 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 therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.