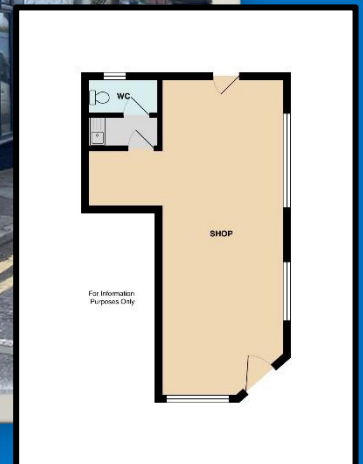


**2 Market Street,
Normanton, WF6 2AR**



- # Ground Floor Shop Premises
- # Approximately 34m sq. (374ft sq.)
- # Corner position at junction with Watson Street
- # Parking Available Nearby
- # Energy Rating: E

RENT
£7500pax

2 Market Street, Normanton, WF6 2AR

DESCRIPTION

A newly refurbished Ground Floor Shop that occupies a prominent corner position at the junction of Market Street and Watson Street. The shop has windows to both roads and a gross internal floor area of 34m sq. (374ft sq.) plus a kitchenette and w.c. The pedestrianised High Street is a short distance away and there is car parking nearby.

ACCOMMODATION

SHOP: - 9.32m x 3.55m (max) plus 2.03m x 1.63m

KITCHENETTE with a sink unit.

W.C. with a low flush w.cl. and washbasin.

RATES

Rating Authority is WMDC

Rateable Value: - £4,700

The business will benefit from small business rate relief, subject to the tenant qualifying. Purchasers should make their own enquiries in relation to Business Rates.

EPC

Energy Efficiency Asset Rating "E"

LEASE: - A new full repairing and insuring lease will be available.

COSTS – An incoming Tenant will be responsible for the cost of the Lease.

RENT £7,500 per annum exclusive.

VIEWING Strictly by prior appointment with the Agents

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.