

## 7 Market Place Normanton, WF6 2AU



- # Newly refurbished/modernised Office
- # Approx. 29m sq. (315ft sq.) plus kitchen & w.c.
- # Comprises of two main offices
- # UPVC double glazing
- # Electric Heating
- # Energy Performance Rating:

**RENT**  
**£7000pa**

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## DESCRIPTION

A newly refurbished/modernised ground floor shop situated just off the Market Place. Close to the Town Centre and parking. The building offers flexible accommodation comprising of two good size offices, a separate store, kitchen and w.c.

## SERVICES

Mains Electricity, water and drainage. Electric heating.

## RATES

To be confirmed. The property will be reassessed for rating purposes.

## LEASE TERMS

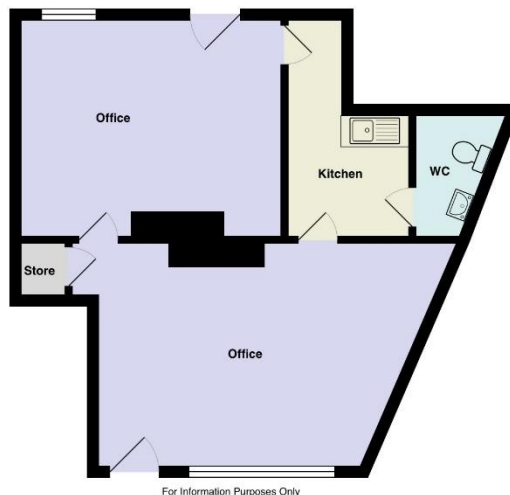
A new Lease will be granted to a new tenant. Tenant shall be responsible for the cost of a new lease.

## RENT

£7000 per annum exclusive.

## VIEWING

Strictly by prior appointment with the Agents



For Information 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.