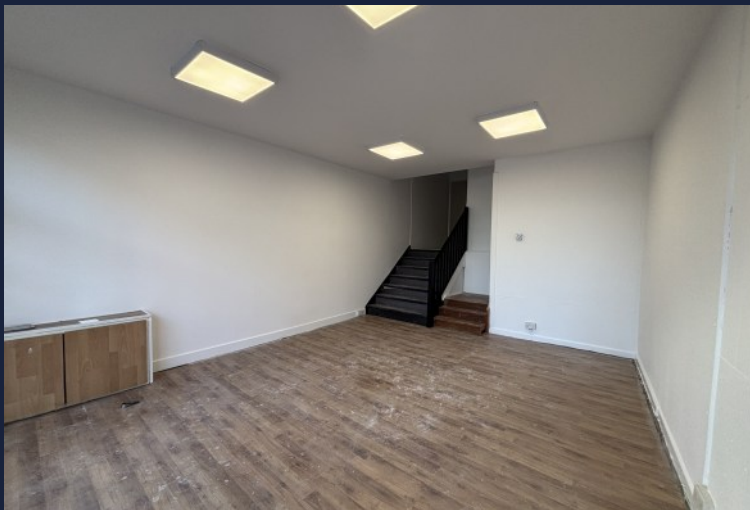


GROUND FLOOR RETAIL UNIT TO LET



24 High Street, Normanton, Wakefield, WF6 2AB



- 461 sq ft (42.83 sq m)
- Newly refurbished
- Part centrally heated
- Town centre location
- Rear loading access
- Wc facilities
- Basement area

DESCRIPTION

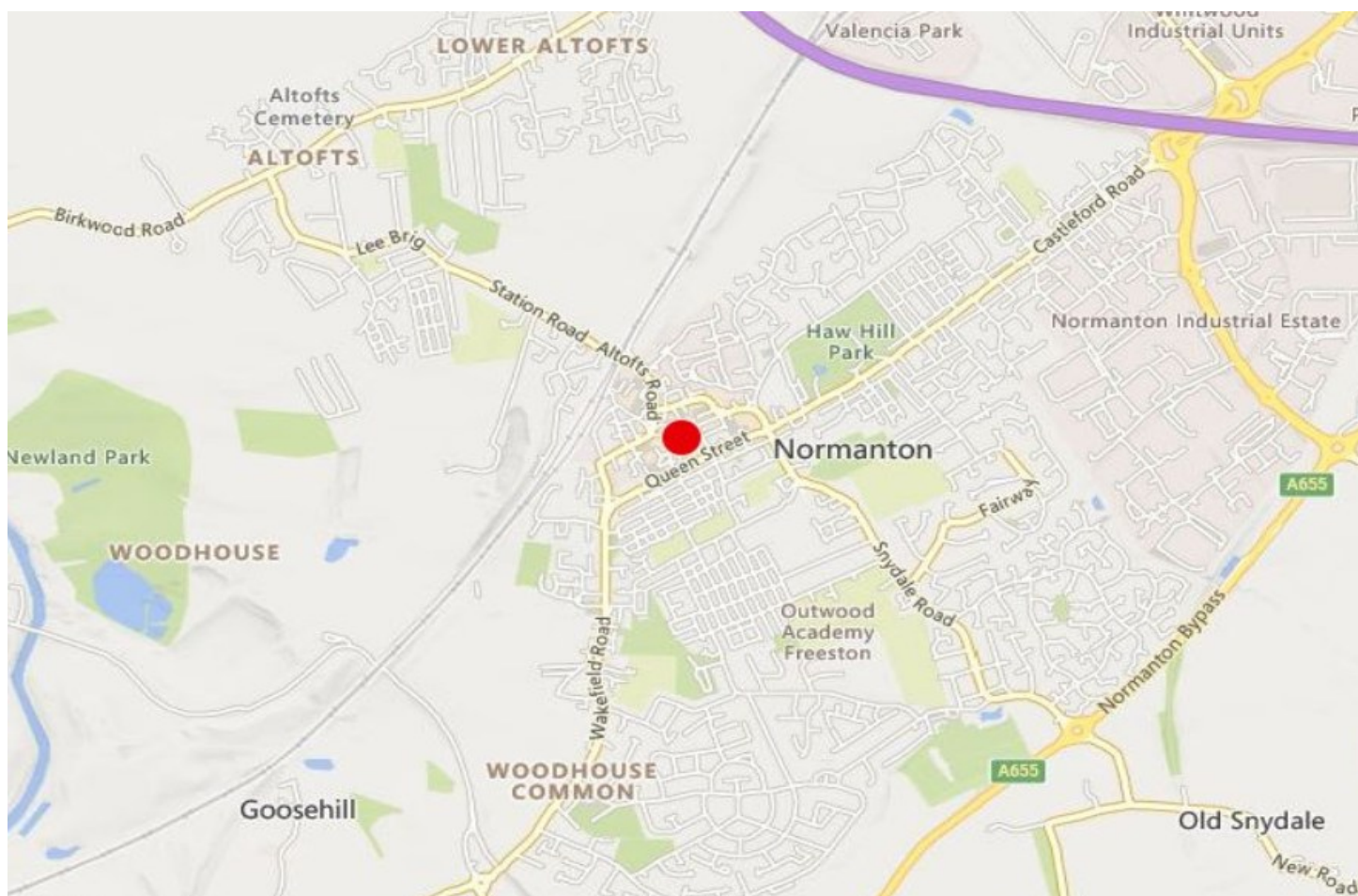
This is a newly refurbished ground floor retail unit located in the heart of Normanton's town centre. The premises are well presented throughout offering modern fittings to include plastered ceilings, LED lighting and laminate flooring. The rear access door allows for easy rear loading.

The property has the additional benefit of basement storage, kitchen and Wc facilities.

Please note, there is no parking to the rear of the property.

LOCATION

The property is situated in the heart of Normanton which in recent times has seen rapid growth mainly due to its closeness to the M62 motorway. The town centre is now home to several major supermarkets and also benefits from ample car parking and train station. Nearby occupiers include Greggs and Halifax Bank.



ACCOMMODATION

Front retail area - 14ft 9in x 19 = 280 sq ft

Rear retail area- 12ft 9in x 9ft 7in = 122 sq ft

Kitchen - 6ft 6in x 9ft 1in = 59 sq ft

Total net internal area - 461 sq ft

plus Wc and basement storage

SUMMARY

RENT	£8,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	To be confirmed
SMALL BUSINESS RATES RELIEF	Applicable. For more information, please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	To be confirmed.
SERVICE CHARGE	There is a fixed annual structural service charge of £500 with a 3% annual uplift.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	D-93

VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated December 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.