



# CROWN

# ESTATE AGENTS

## Dalefield Avenue, Normanton



**£375 Per Calendar Month**



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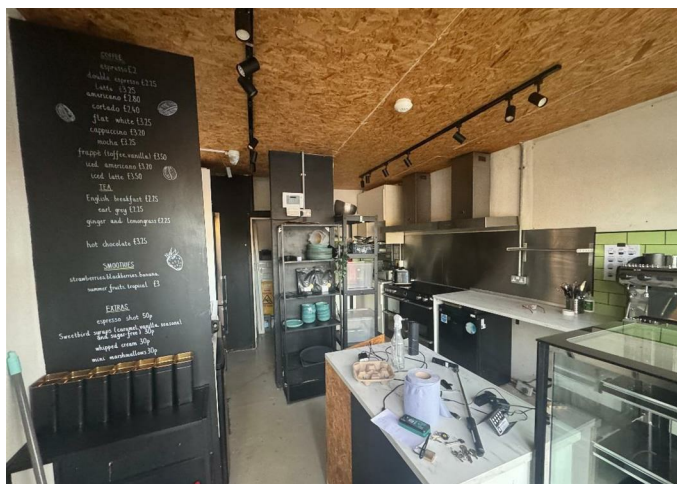


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A well-positioned commercial unit on Dalefield Avenue, Normanton, currently operating as a coffee shop but offering excellent flexibility for a range of small businesses. With strong local footfall and a busy residential catchment, the space would be ideal for uses such as a hair salon, nail bar, dog grooming service, or boutique retail. The premises are ready to adapt to a variety of business needs, making it an attractive option for those seeking a versatile unit in a thriving neighbourhood. There is a second unit available next door, offering the potential to knock through (subject to the landlord's permission) for those seeking a larger space or future expansion.



- Good-sized main shop area offering flexible layout options.
- Separate WC for Staff and Customer Use
- Well-located Commercial Unit
- Strong Local Footfall
- Suitable for a Variety of Small Businesses

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Shop Area

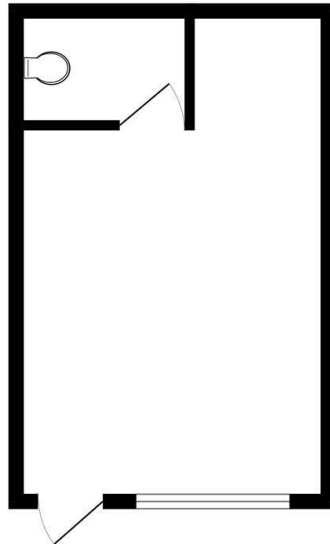
18'10" x 12'0" (5.75 x 3.67)



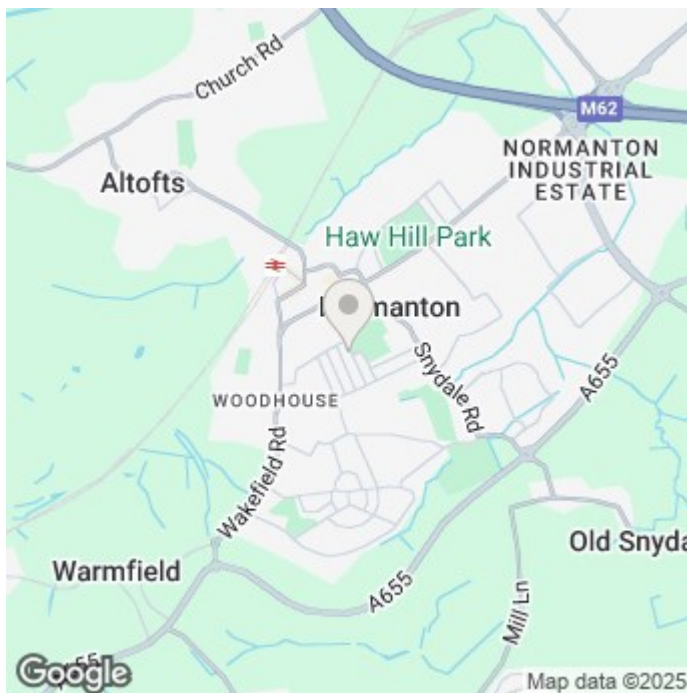


## Floor Plan


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency at the time of writing. Made with Mapbox (2025).



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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