



CROWN

ESTATE AGENTS

Queens Park Drive, Castleford



£1,000 PCM



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An exciting opportunity to take over a well-established café premises in a busy residential and local shopping area of Castleford. Michelle's Café offers a welcoming, fully equipped space ideal for a café, coffee shop, or small eatery business.

The premises benefit from:

Prime location with steady footfall and nearby parking

Fully fitted kitchen and serving area ready for immediate use

Comfortable indoor seating with potential for takeaway service

Established local reputation and loyal customer base

Perfect for an entrepreneur or experienced operator looking to continue or develop a thriving local café business.



- Business Opportunity
- Great Location
- Thriving Footfall
- EPC to Follow
- To Be Viewed
- Ready to Go

Call **01977 285 111** to view this property or visit 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**

Dining Area

A large open plan space with wall mounted heaters, large frontage allowing natural light in, abundance of plug sockets and space for multiple tables.

Service Counter

A good sized work space/top, room for till, computer, service and storage space below.

Kitchen

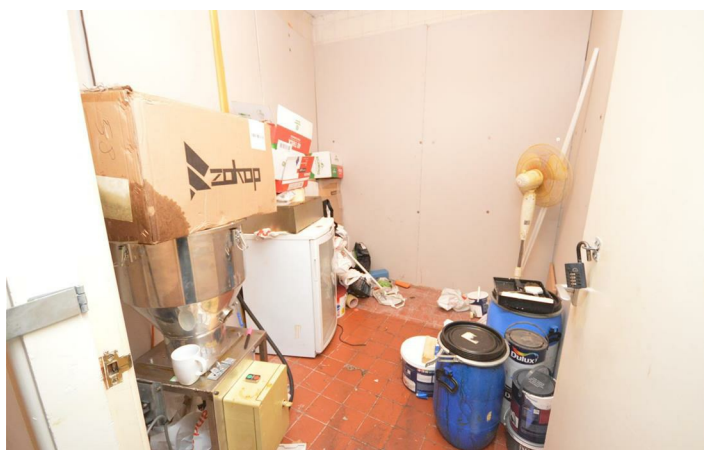
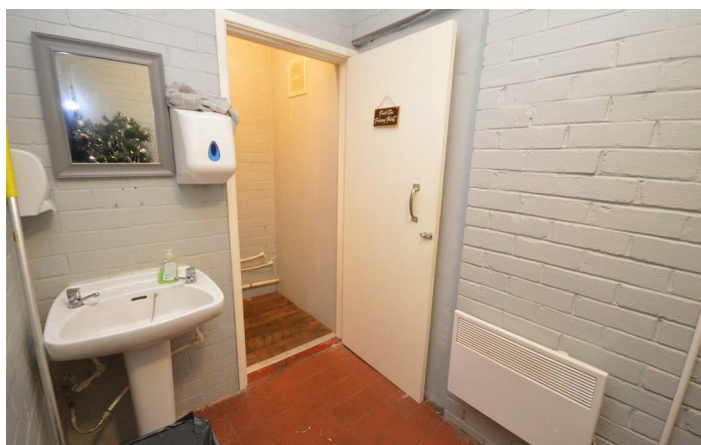
An array of wall and base units, catering equipment, extractor fan and the essentials to prepare food.

Store Room

Located to the rear of the premises, this room is ideal for the storage of ambient product and catering equipment.

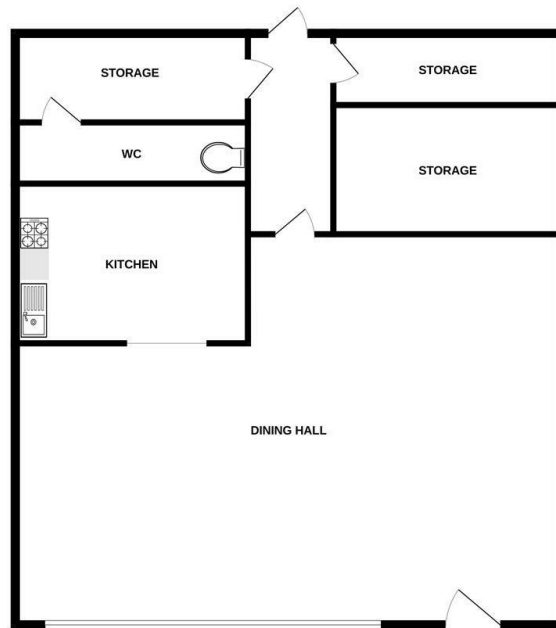
WC Facilities

There is a toilet that has been adapted for disabled use.



Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operation or efficiency can be given. Made with Metropix 12/2/20



Energy Efficiency Rating

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

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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