

Castleford Road, Normanton



£725 Per Calendar Month



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Discover the perfect location for your next commercial venture! Situated on a busy main road, this property guarantees maximum visibility for your business. It features spacious areas throughout, all in excellent condition, allowing you to start your operations smoothly. Whether you envision a new shop, a cosy cafe, or another type of business, this property offers incredible potential. Don't miss out on this fantastic opportunity to establish your business in a vibrant area with high footfall.



- Shop / Cafe Area
- Space Currently Used as a Kitchen
- Utility/Preparation Room
- Cloakroom with WC
- Cellar for Storage
- Excellent Condition Throughout
- Desirable Location for a Business
- EPC Grade C

Call **01977 285 111** to view this property or visit www.crownestateagents.com

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

Shop/Cafe Area

11'11" x 16'10" (3.64 x 5.15)

Includes a front door and a front-facing window with a shutter for added security. Additionally, there is access to a cellar.

Kitchen

13'1" x 16'9" (3.99 x 5.13)

Featuring a rear-facing window, a hand wash basin, and a small range of base units. Disclaimer: Majority of kitchen units will be removed by current tenant.

Utility Room

7'3" x 9'0" (max) (2.23 x 2.75 (max))

Off the kitchen, there is a utility room that includes a sink set into a work surface with a cupboard below for storage. This room also provides access to a cloakroom.

Cloakroom

2'10" x 8'11" (0.87 x 2.72)

The cloakroom features a rear-facing window, a sink set into a work surface, and a low-level WC.

Cellar

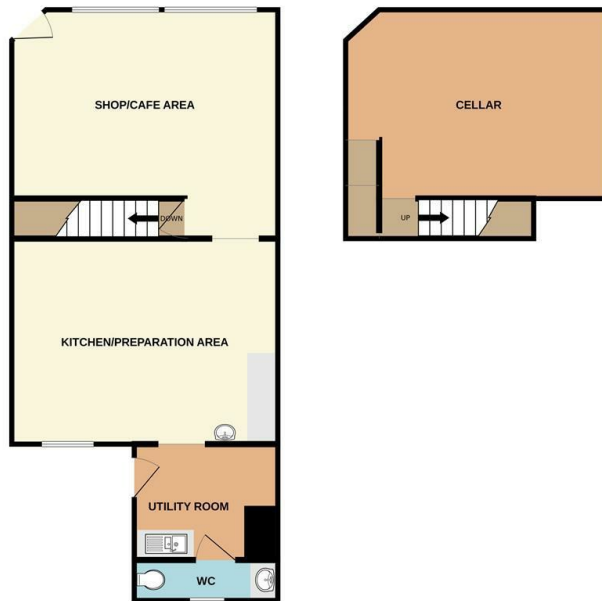
12'3" x 16'9" (3.75 x 5.13)

For storage.



FLOOR PLAN

GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, 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 as to their operability or efficiency can be given.
Made with Metagen 12/2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

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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