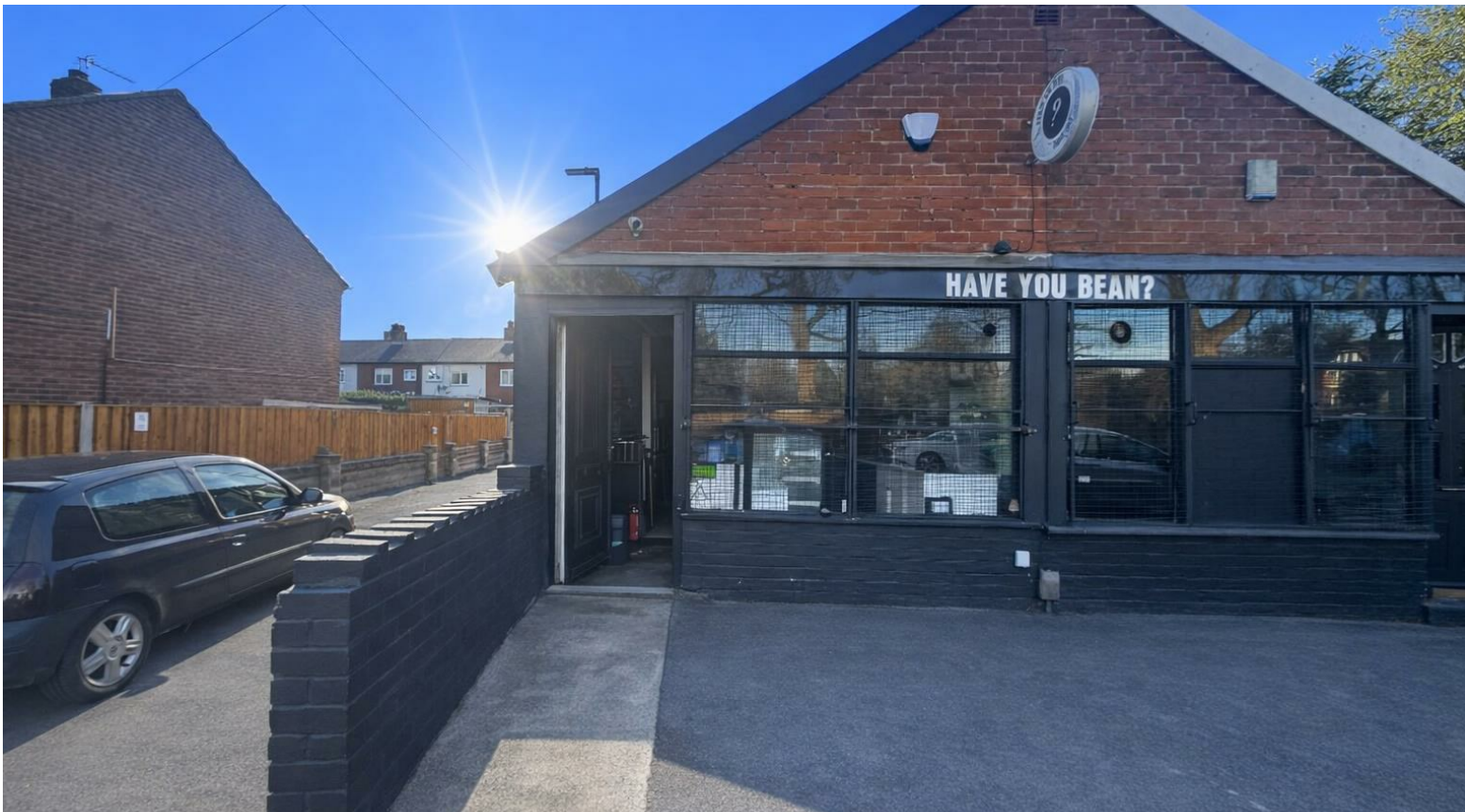


## Dalefield Avenue, Normanton



**£375 Per Calendar Month**



0



0



0



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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, 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 with strong local footfall
- Available Immediately
- Multi Functional Business Option
- Close to Schools
- Option for a second unit
- EPC Grade E

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

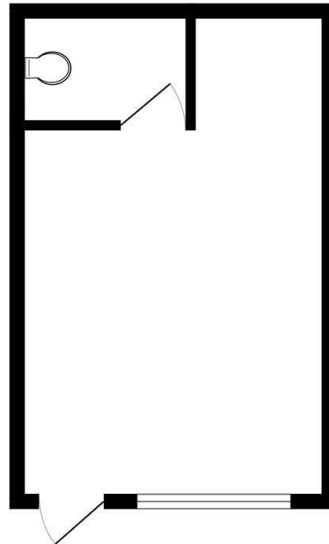
Shop Area

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 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 here are not guaranteed and no guarantee is given as to their operation or condition. Made with Homeplan 12.0221



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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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