



# CROWN

# ESTATE AGENTS

## Station Lane, Pontefract



**£550 Per Calendar Month**



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This ground floor shop, is situated in a prime position on Featherstone's main shopping street, with amazing footfall. Previously used as a photo graphic studio, it would suit a multitude of uses. There is a storage basement and security shutters. Viewing of this property is highly recommended.



- Ground Floor Shop
- Storage Basement
- Security Shutters
- Good Location with Amazing Footfall
- Flexible Lease is Available
- Ready for Occupation Immediately

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 Front

6'11" x 14'0" (2.11 x 4.27)

#### Back Room

13'3" x 14'5" (4.04 x 4.39)

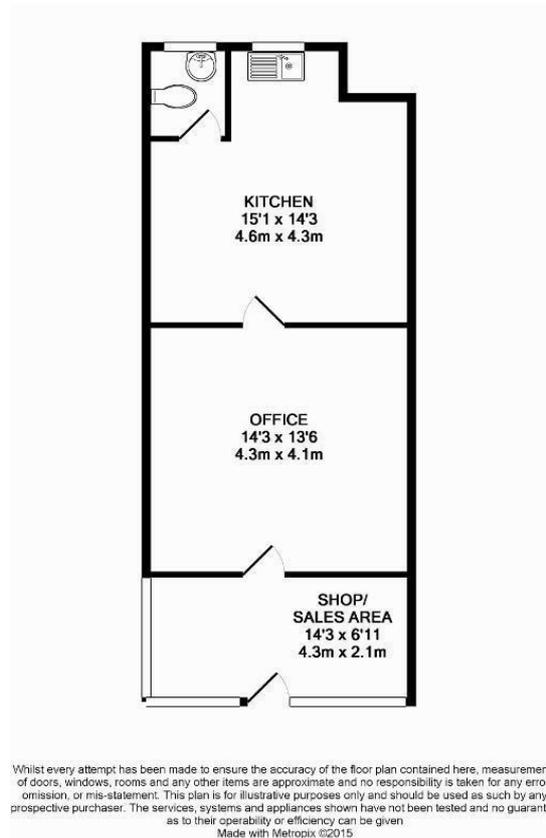
#### Back Room Kitchenette

11'11"(max) x 14'3"(max) (3.63(max) x 4.34(max))

#### WC



FLOOR PLAN



### 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 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.

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