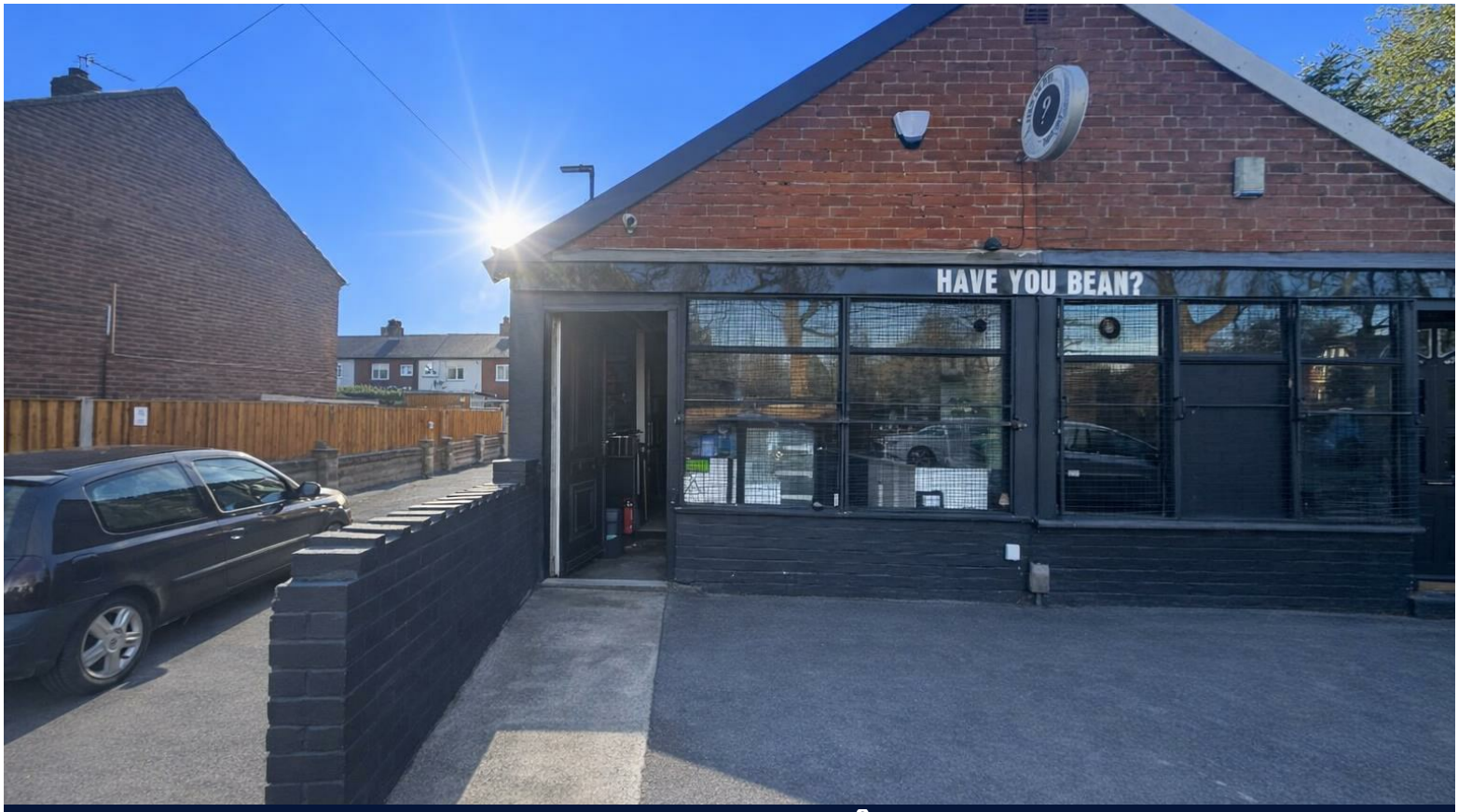
CROWN | ESTATE AGENTS

# Dalefield Avenue, Normanton




## £375 Per Calendar Month

0 | 0 | 0 | null

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, 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

## Shop Area

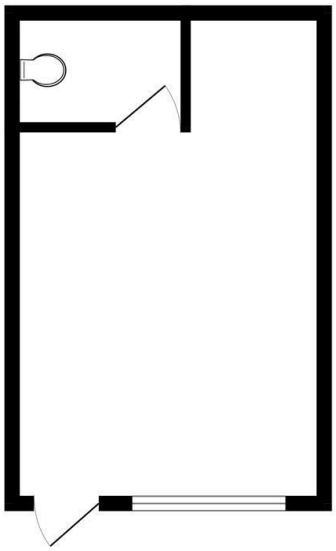
18'10" x 12'0" (5.75 x 3.67)

A versatile open-plan commercial area. The space provides flexibility for a range of potential business uses, subject to any necessary planning permissions and consents.


COFFEE MENU

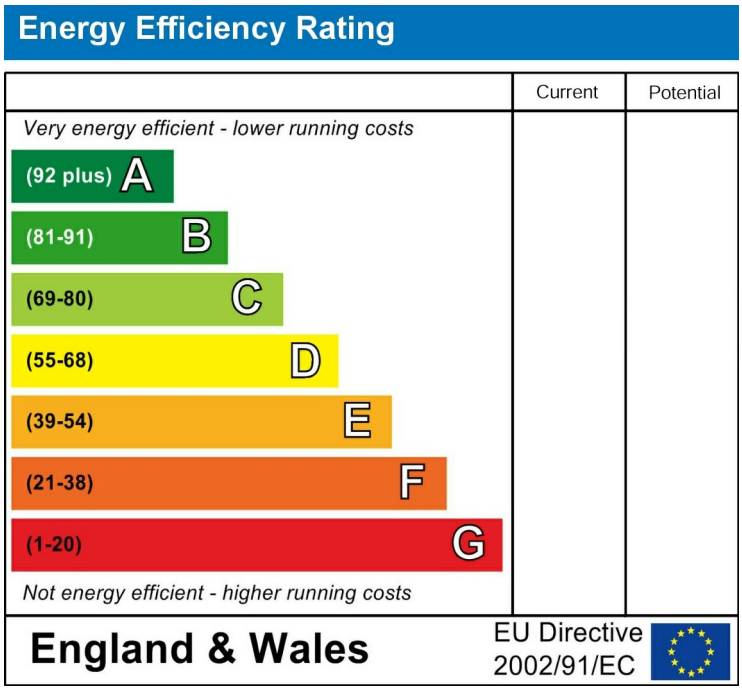
## Floor Plan

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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