

Dalefield Avenue, Normanton



**£375 Per Calendar Month**



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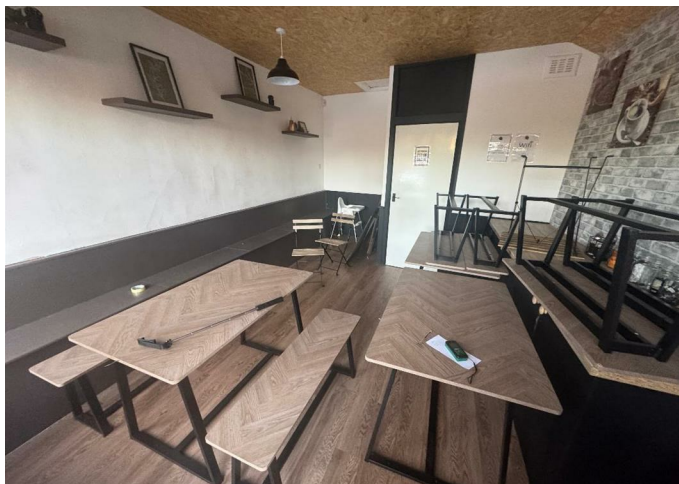


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54

A versatile commercial property available for lease on Dalefield Avenue in Normanton. Formerly a successful hairdressing salon, this shop presents a prime opportunity for a variety of businesses positioned in a densely populated area, the property benefits from proximity to schools and other amenities, ensuring a steady flow of potential customers. With its adaptable layout this space offers an ideal canvas for entrepreneurs looking to establish or expand their business in a thriving community. 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 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

11'11" x 18'6" (max) (3.64 x 5.64 (max))

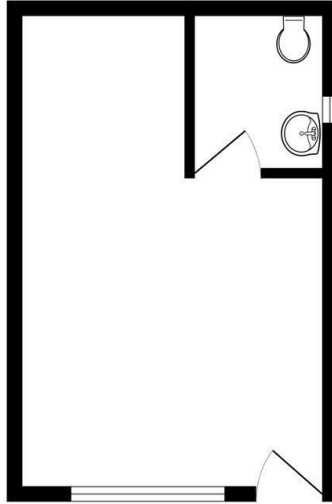
### WC

Located to the rear is a WC with wash hand basin and storage area.



Floor Plan

GROUND FLOOR  
219 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA: 219 sq.ft. (20.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, 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. Call for more information. Made with Mapbox (2022)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>54</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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