

Ropergate, Pontefract

£800 Per Calendar Month

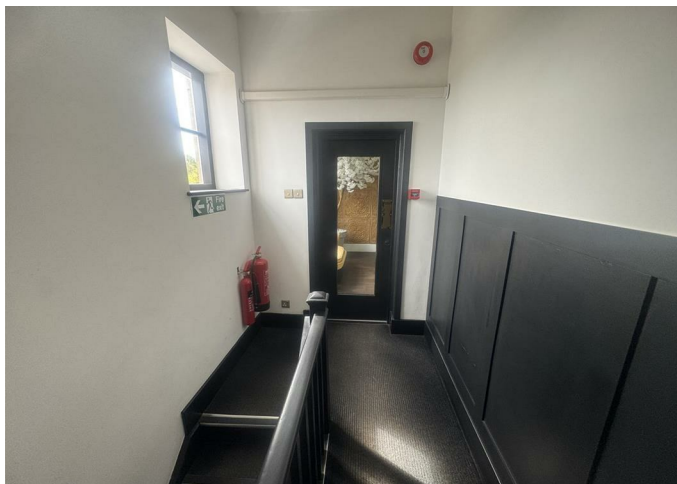
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This is a well-positioned first floor commercial premises, within this busy town centre. The property is currently fitted out and operating as a hairdressing salon, providing a ready-to-use space for similar occupiers or adaptable for a range of alternative business uses (subject to any necessary consents). The accommodation further benefits from two allocated parking spaces, a valuable feature in this central location. There is also the option to acquire the second floor at an additional cost, which comprises a kitchen, store room, two beauty rooms and a separate WC—ideal for businesses requiring additional space.



- First Floor Commercial Premises
- Busy Town Centre Location
- Currently operating as a hair salon
- Bright and Airy Throughout
- Well-designed Open Plan Layout
- Two Allocated Parking Spaces
- Option to include second floor with additional rooms (at extra cost)
- Flexible Lease Options Available

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

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

Reception Area

10'2" x 10'5" (3.12 x 3.20)

A well-proportioned reception area accessed via the main entrance door, providing ample space for a reception desk and a small seating area. The room is enhanced by a rear-facing window, allowing for natural light and creating a bright and welcoming first impression.

Seating Area

11'10" x 13'10" (3.61 x 4.23)

An inviting seating/waiting area set within the open plan layout, flowing seamlessly from the reception area. The space comfortably accommodates client seating, providing a pleasant area to relax while waiting. A front-facing window allows for good natural light, while the open plan connection to the main salon enables clients to enjoy the lively and welcoming atmosphere of the space.

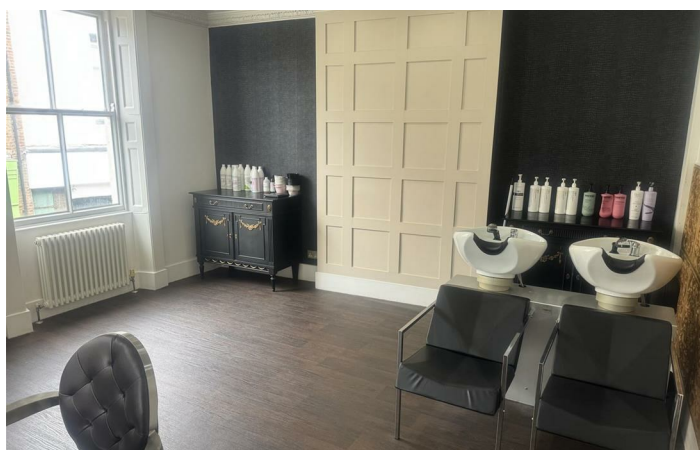
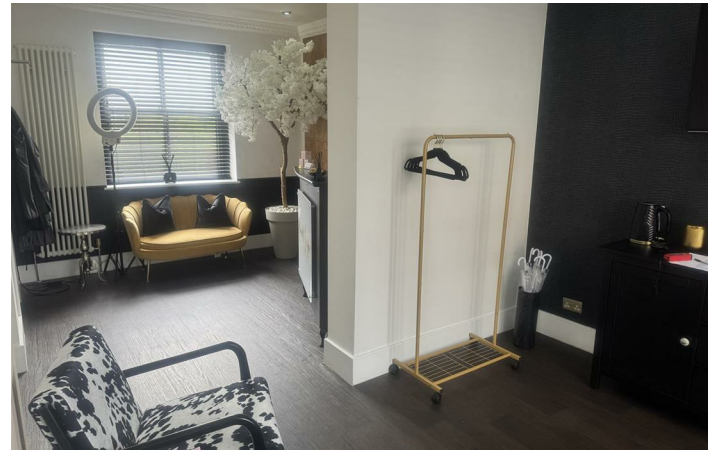
Main Room

14'11" x 20'0" (4.57 x 6.10)

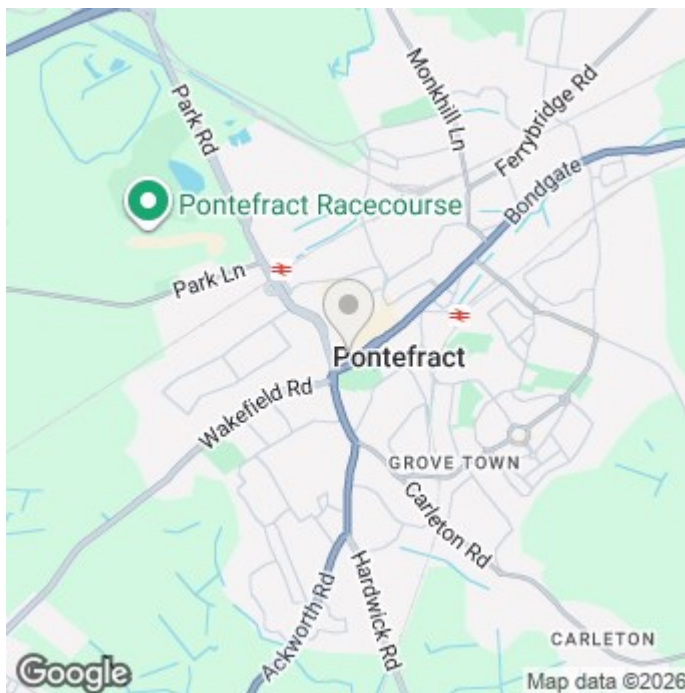
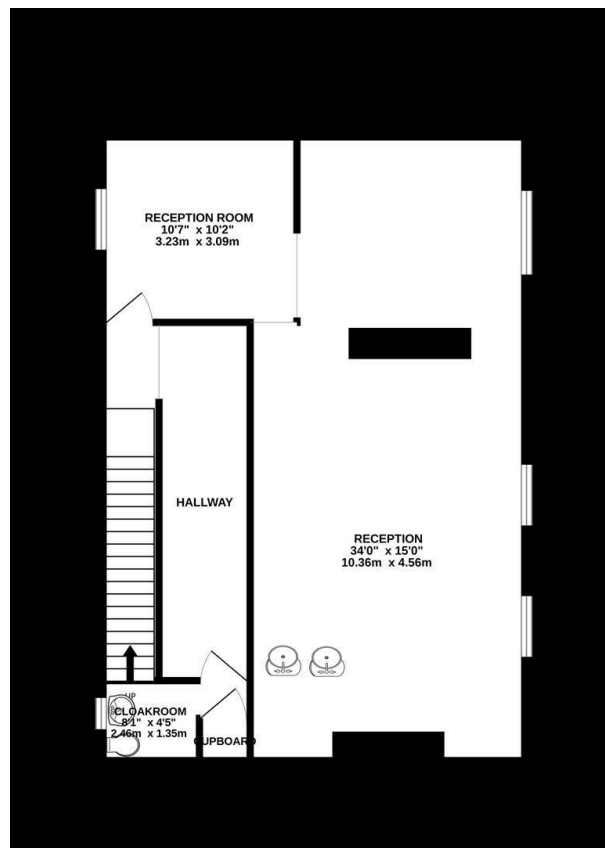
Flowing seamlessly from the reception and seating area is the main salon space, a bright and airy room enhanced by two windows to the front elevation allowing for plenty of natural light. The area is tastefully decorated, creating a stylish and professional environment, and offers a lovely, welcoming workspace. The salon is well-equipped with two fixed wash basins, making it a practical and functional setting for hair and beauty treatments.

Cloakroom

A neatly presented cloakroom comprising a low flush WC and a hand wash basin, both fitted within a vanity unit, providing a clean and practical facility.



Floor Plan



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 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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