

## Dalefield Avenue, Normanton



**£375 Per Calendar Month**



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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)

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  CASTLE DWELLINGS



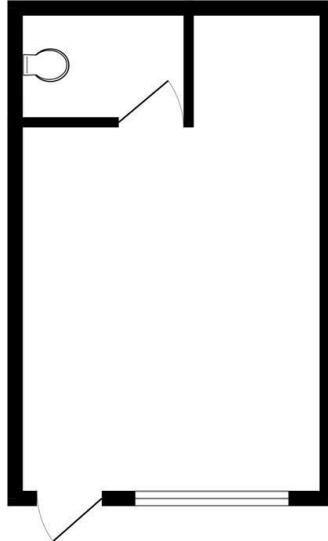
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## Floor Plan

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 misdescription. The floorplan is for general guidance only and should not be relied upon by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or working order. Made with DirectPlan 2025



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation

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