

## Dalefield Avenue, Normanton

**£375 Per Calendar Month**

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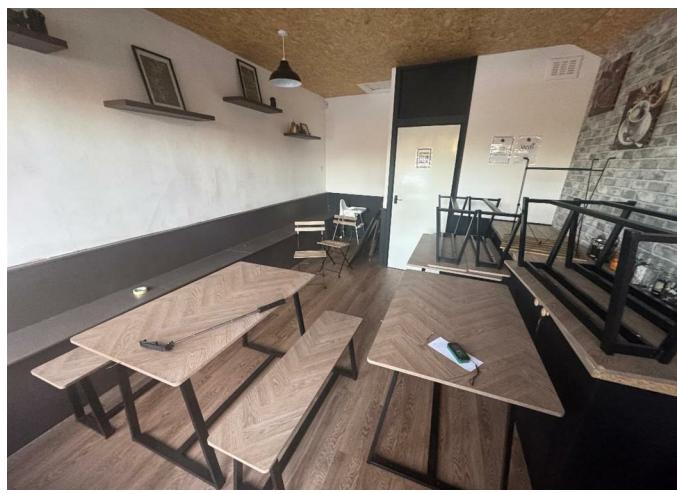


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A versatile commercial property available for lease on Dalefield Avenue in Normanton. Formerly a successful hairdressing salon, this shop presents a prime opportunity for a variety of businesses positioned in a densely populated area, the property 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.

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

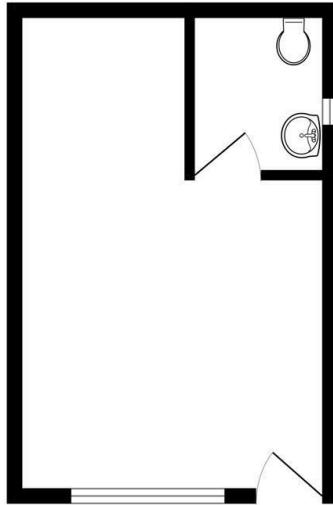


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## Floor Plan

GROUND FLOOR  
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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for guidance only and is not to scale. It is not intended to be taken as an offer or part of any contract. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. Made with Metricon 2023.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		 88
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		 54
(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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