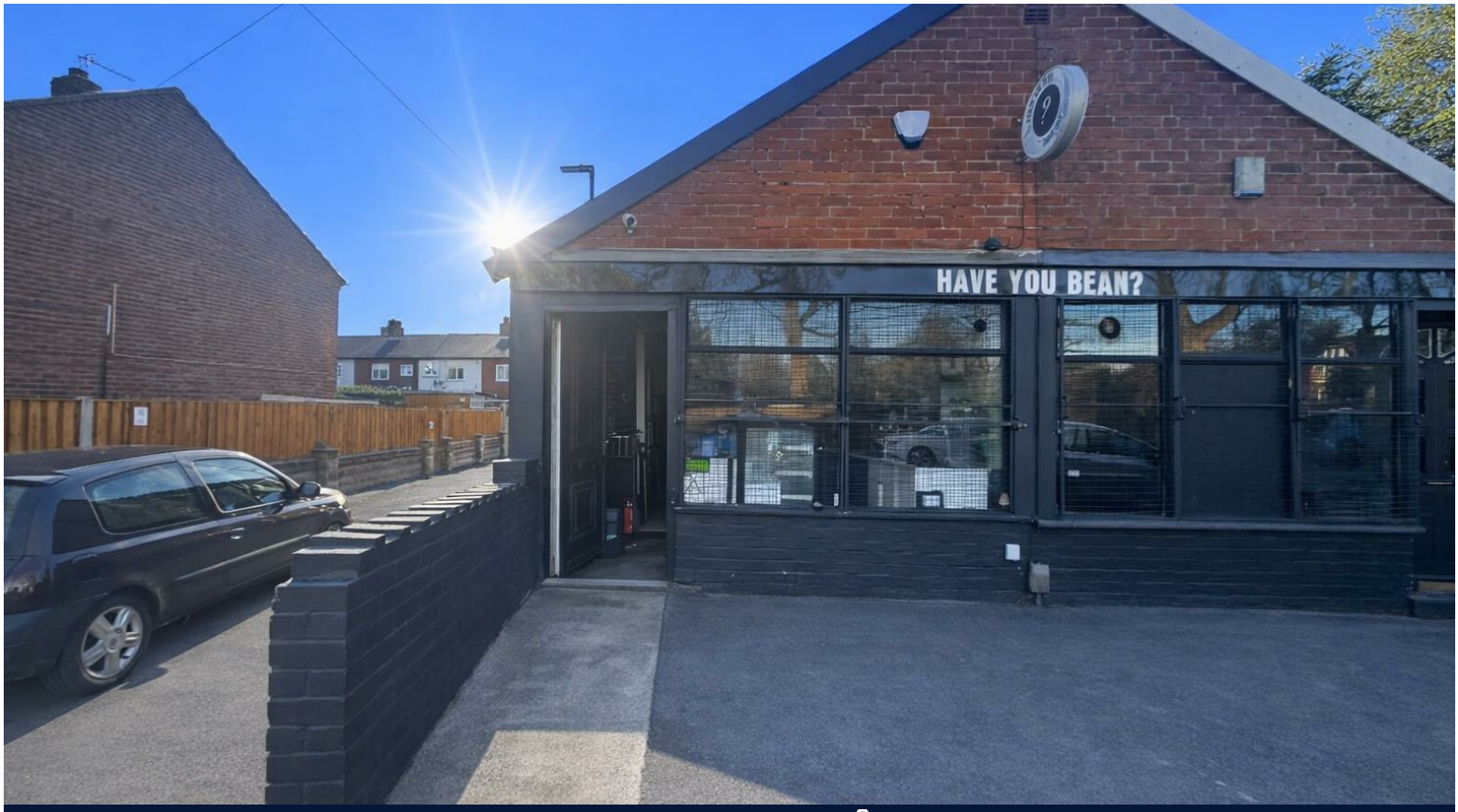
CROWN | ESTATE AGENTS

Dalefield Avenue, Normanton



£750 Per Calendar Month

0 0 0 0

Crown Estate Agents are pleased to offer these ground-floor commercial premises on Dalefield Avenue in Normanton, available to let at £750 per calendar month. These properties offer a versatile shop area with separate WC's. The layout provides flexibility for a range of potential business uses, subject to any necessary planning permissions and consents.

Situated within a residential area close to local schools and amenities, the premises offer an opportunity for businesses looking to establish themselves within the local community.



- 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
- Two Units
- EPC Ratings E

Shop Areas

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

WC

Located to the rear of the premises, the WC area comprises a toilet, wash hand basin and additional storage space.

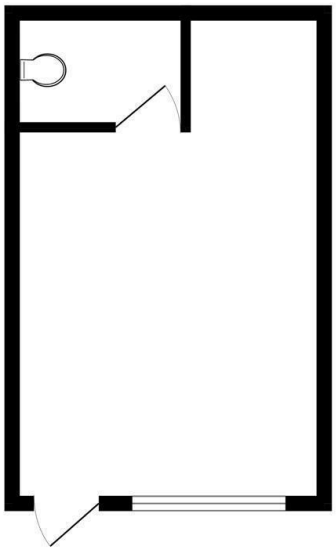



COFFEE
espresso £2
double espresso £2.25
latte £2.75
americano £2.80
cortado £2.40
flat white £3.25
cappuccino £3.20
mocha £3.75
frappe (coffee-vanilla) £3.50
iced americano £3.20
iced latte £3.50
TEA
English breakfast £2.75
earl grey £2.75
ginger and lemongrass £2.25
hot chocolate £3.50
SMOOTHIES
strawberries, blackberries, banana
summer fruits, tropical £3
EXTRAS
espresso shot 50p
Sweetbird syrups (caramel, vanilla, seasonal
hazelnut, sugar free) 30p
whipped cream 30p
mini marshmallows 30p


COFFEE MENU

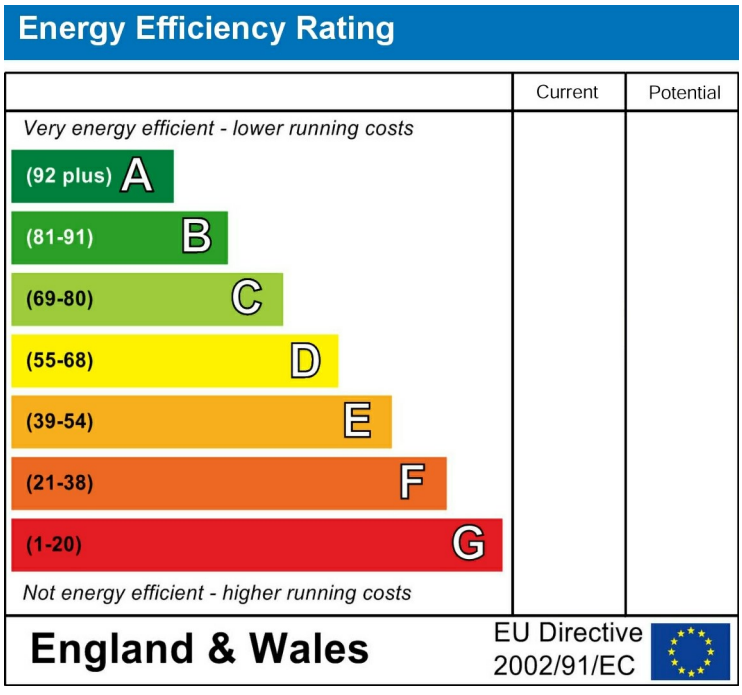
Floor Plan

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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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 or warranty in respect of the property.