CROWN | ESTATE AGENTS

Dalefield Avenue, Normanton



£375 Per Calendar Month

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Crown Estate Agents are pleased to offer this ground-floor commercial premises on Dalefield Avenue in Normanton, available to let at £375 per calendar month. The property offers a versatile shop area with a separate WC and wash hand basin. 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. An additional unit next door is also available, providing the option to take on a larger space if required.



- Ground-Floor Commercial Premises
- Flexible Shop Area
- Previously Used as a Hairdressing Salon
- Separate WC
- Located Close to Local Schools and Amenities
- Additional Unit Available Next Door
- Available Immediately
- Suitable for a Variety of Business Uses, Subject to Necessary Consents
- EPC Rating E

Shop Area

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

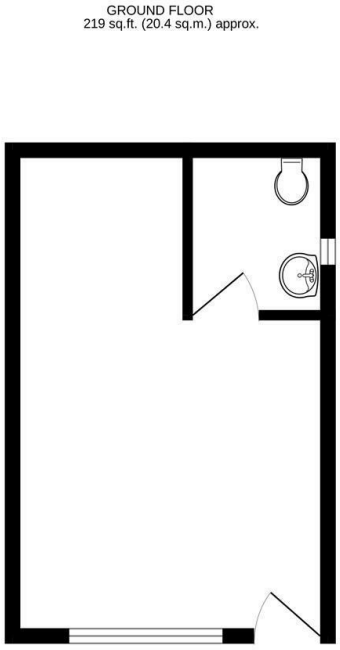
A versatile open-plan commercial area offering approximately 221 sq ft of accommodation. The space provides flexibility for a range of potential business uses, subject to any necessary planning permissions and consents.

WC

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



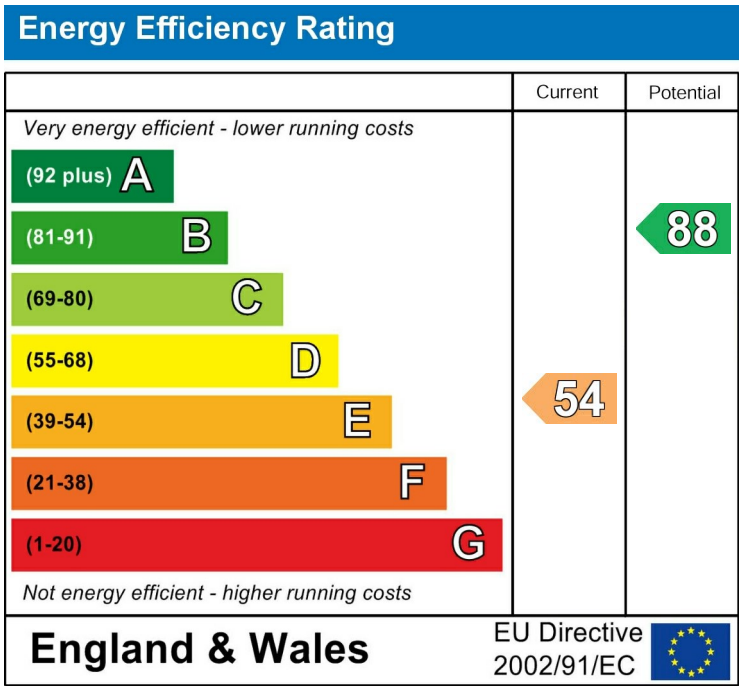
Floor Plan



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 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.

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