

## Assembly Street, Normanton

**£450 Per Calendar Month**

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**Assembly Street, Normanton, Wakefield- A prime location for your new commercial venture!**

Providing ample space for your business needs, it is located just a stones throw away from the town centre. This commercial property is ready and waiting for any new business to make its mark.

With its versatile layout and strategic location, the possibilities for this property are endless. Street Parking is available. Don't miss out on this fantastic opportunity to establish your business in this vibrant community!



- Ground Floor Reception Area / Waiting Room
- Therapy Room to the First Floor
- WC off Therapy Room
- Flexible Lease Options Available
- Blank Canvas
- Ideal for a Beauticians or Wellness Business
- STREET PARKING available
- EPC Grade C

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

## Reception Area / Waiting Room

9'1" x 12'5" (2.77 x 3.81)

The reception area is accessed through an external door and features a front and side window, with laminate flooring, and an under-stair storage area. It also provides access to the staircase leading to the first floor.

## Therapy Room

12'0" (max) x 12'10" (max) (3.66 (max) x 3.93 (max) )

This room is on the first floor, with a window to side and having a wash hand basin and separate toilet with a low level WC.

## Toilet

There is a separate toilet area for clients.

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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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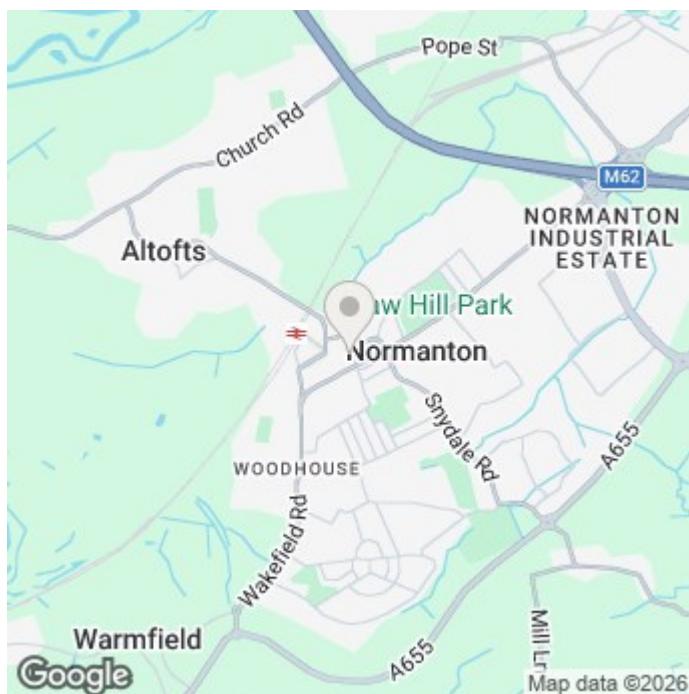
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## Floor Plan



TOTAL FLOOR AREA : 290 sq ft. (26.0 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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## 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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