



CROWN

ESTATE AGENTS

Castleford Road, Normanton



£595 Per Calendar Month



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An excellent commercial opportunity on Castleford Road, Normanton. This first-floor unit offers versatile accommodation comprising two spacious rooms, a fitted kitchen and separate WC, providing a practical workspace for a variety of businesses. Positioned on a prominent and busy road, the property benefits from excellent visibility and accessibility. The layout is particularly well suited to office use, while alternative uses may also be considered, subject to the necessary consents.



- First-Floor Commercial Unit
- Versatile Accommodation
- Suitable for a Variety of Business Uses
- Two Spacious Rooms
- Kitchen
- WC
- Prime location
- EPC Rating E

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

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

Front Entrance

Front entrance hall and stairs leading up to rooms.

Room One

46'3" x 44'3" (14.1 x 13.5)

A versatile room offering space and an opportunity for a variety of uses. With feature wall and fireplace. Suitable for use as a waiting room for a hairdressers, beauty salon or new business idea waiting to be executed.

Room Two

79'5" x 51'6" (24.21 x 15.71)

Leading through bi-fold doors in to the second larger room. With water facilities, should sinks need to be reinstated. The inviting room is the perfect size for your new or existing business venture.

Fitted Kitchen

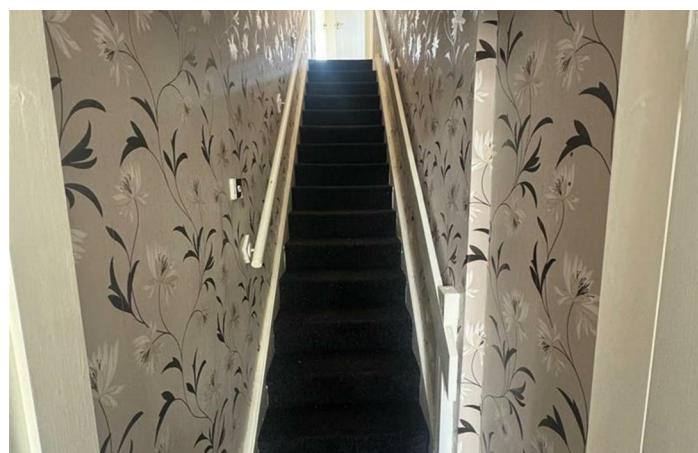
22'11" x 16'8" (7 x 5.1)

The fitted kitchen provides a sink area and storage. Suitable for providing wash room access for those businesses that require hand washing facilities. Or simply somewhere for your staff to enjoy their free time.

WC

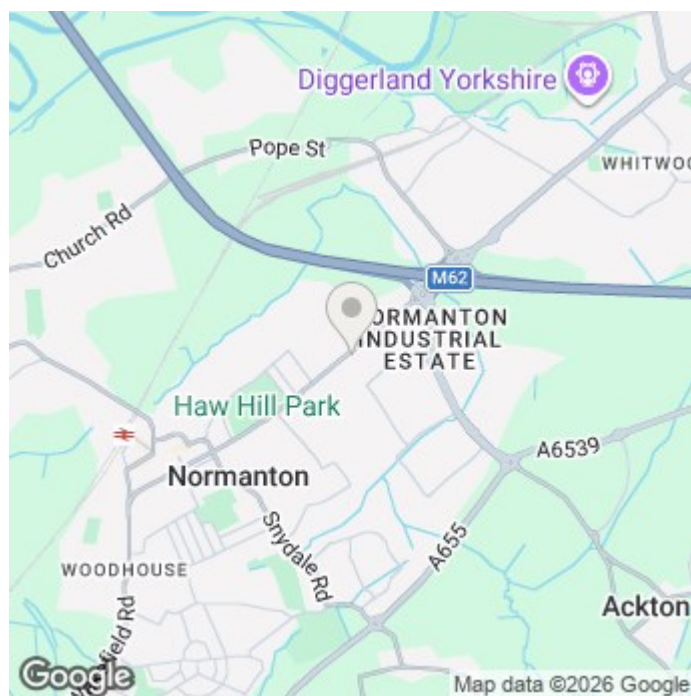
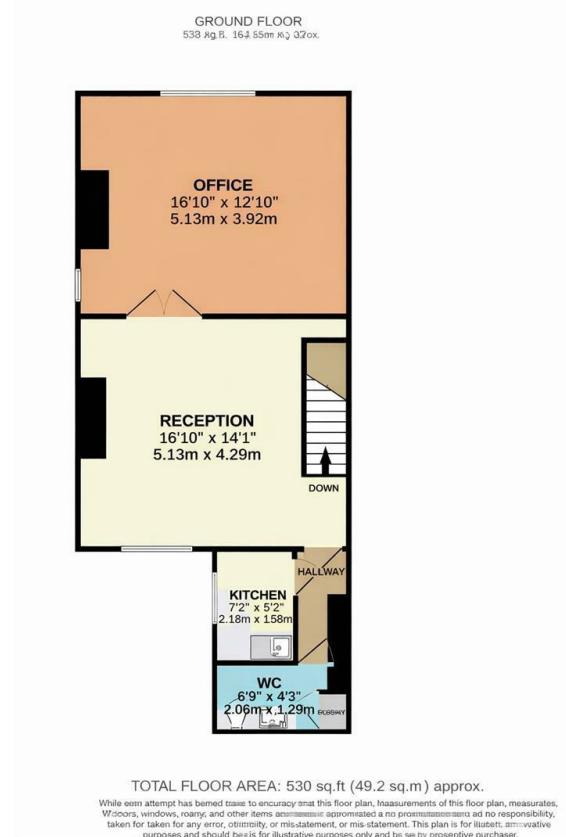
25'11" x 14'5" (7.9 x 4.4)

Toilet facilities with low flush wc and hand wash basin.





Floor Plan



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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