



CROWN

ESTATE AGENTS

Station Lane, Pontefract



£500 Per Calendar Month



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This ground floor shop, is situated in a prime position on Featherstone's main shopping street, with amazing footfall. Previously used as a photo graphic studio, it would suit a multitude of uses. There is a storage basement and security shutters. FLEXIBLE lease options are available...Viewing of this property is highly recommended.



- Ground Floor Shop
- Storage Basement
- Security Shutters
- Good Location with Amazing Footfall
- Flexible Lease is Available
- Ready for Occupation Immediately

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**

Shop Front

6'11" x 14'0" (2.11 x 4.27)

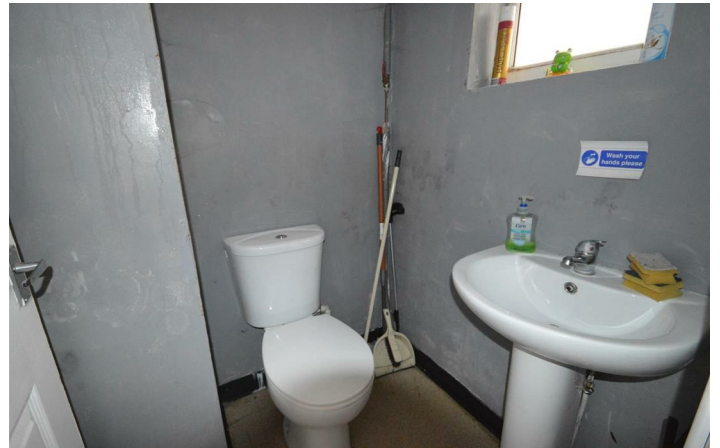
Back Room

13'3" x 14'5" (4.04 x 4.39)

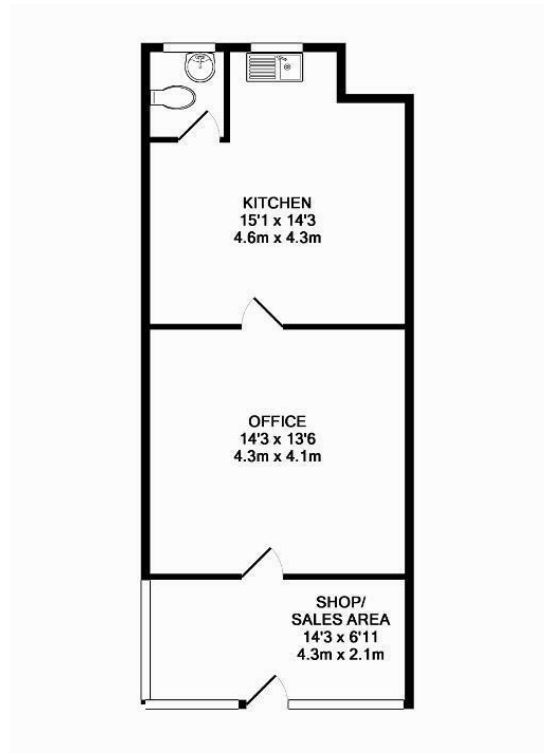
Back Room Kitchenette

11'11"(max) x 14'3"(max) (3.63(max) x 4.34(max))

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FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 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

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