

High Street, Kippax



£550 Per Calendar Month



A fantastic opportunity to secure a well-positioned commercial unit on High Street in Kippax, extending to approximately 31 sq m. Located in the heart of this busy and popular high street, the property benefits from excellent footfall and strong visibility, making it ideal for a wide range of businesses including retail, beauty, office, or specialist services. This versatile space offers great potential for both new ventures and established operators looking to expand. Early viewing is highly recommended – come and take a look and don't miss out on this superb opportunity.



- Fantastic High Street Location
- Excellent Footfall and Strong Visibility
- Ideal for a Wide Range of Businesses
- Flexible Lease Options
- EPC to Follow

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

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

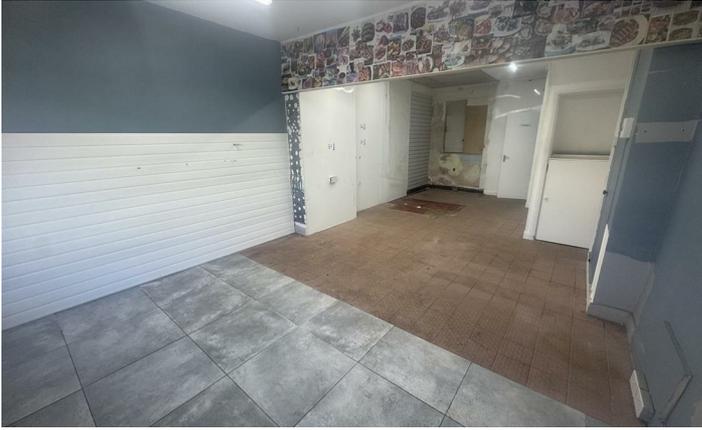
Main Shop Area

12'11"(max) x 27'7" (3.96(max) x 8.43)

Enter through the front door directly into the main shop area, a bright and welcoming space filled with natural light from the large display window to the frontage. The generous shop window not only allows light to flood the interior but also provides excellent display potential, drawing in passing trade from the busy High Street. The layout offers an open and versatile floor area, easily adaptable to suit a variety of business needs, creating an inviting environment for both customers and staff alike.

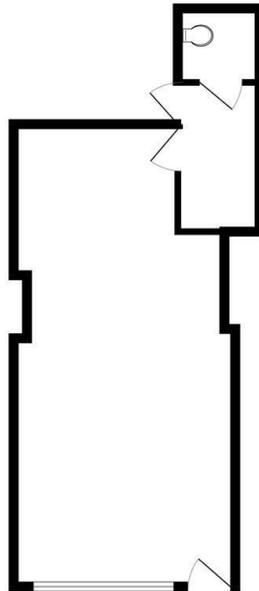
WC

Low flush WC.

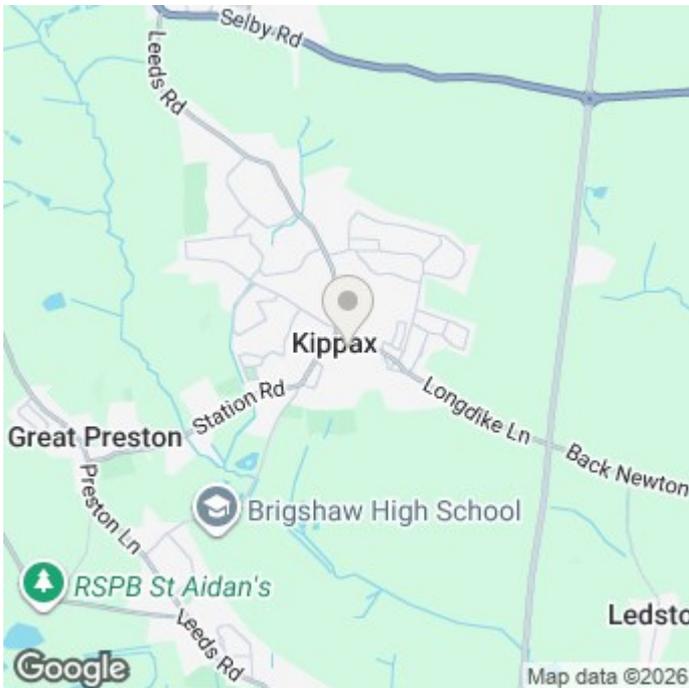


Floor Plan

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 here are not tested and no guarantee is given for their operation or condition. Call for more info.
Made with Mapogen (2020)



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 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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