



Retail Premises
To Let

35 High Street, Normanton

Situated on the main shopping precinct of the town centre offering approximately 120 sqm. of accommodation.

www.wakefield.gov.uk

01924 305849

Wakefield Metropolitan District Council
Property Management
County Hall, Bond Street
Wakefield, West Yorkshire WF1 2QW

Front Sales Area

27.9 sqm.

Rear office

14.1 sqm With window and external door

First Floor

The property benefits from a bathroom/w.c. on this floor together with two further rooms for use as storage or office space providing approximately 24.1 sqm.

Attic

Two further rooms on this floor provide further storage

Rent

Offers in excess of £3,500 per annum are invited

Rates

Current rates payable £1407 per .annum.

Terms

The property is available by way of a new lease which may be granted for a term to be agreed and will incorporate rent reviews every three years

Costs

The ingoing tenant will be responsible for paying the Landlord's professional fees in connection with the preparation of the new lease.

Please note that use of the premises as a hot food takeaway will not be considered.

A downloadable plan for this property is also available via wakefield.gov.uk/business.

These particulars do not constitute, nor constitute any part of, an offer or a contract. They are intended to give a fair description of the property referred to but whilst believed to be correct any intending lessee must satisfy themselves, by inspection or otherwise, as to the correctness of each of the statements hereby contained..