



**25A HIGH STREET
NORMANTON
WF6 2AD**

TO LET

HIGH STREET RETAIL UNIT

207 SQ FT (19.2 M²)

Location

The subject property is located centrally within the High Street of Normanton. The property itself benefits from being 0.2 miles away from Normanton Train Station. There are a number of large occupiers within close proximity to the subject property consisting of Greggs, Betfred, Asda and B&M.

Description

The property comprises a two storey, mid terrace, brick-built building whereby the ground floor retail element is available to let. Internally, the property comprises a ground floor sales area with a storeroom at the rear.

Accommodation

Measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition), the accommodation provides a Net Internal Area of **207 sq ft (19.2 sq m)**.

Terms

The property is offered by way of a new lease upon effective full repairing and insuring terms at an initial rental of **£4,500 plus VAT p.a.** The lease would be subject to a minimum certain term of 3 years.

Business Rates

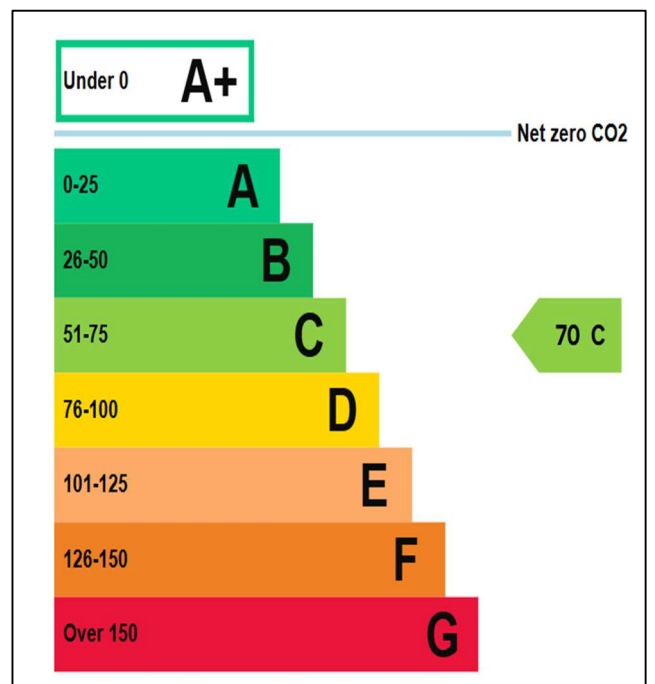
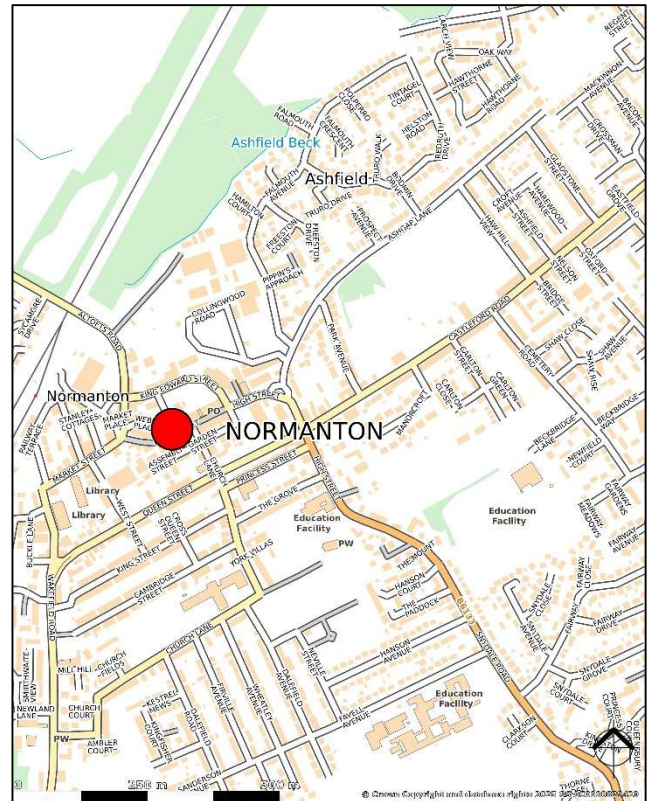
According to the Valuation Office Agency website, the premises has a current 2023 rateable value of **£2,400**. Interested parties are advised to direct further enquiries to the local authority.

Viewing/Further Information

For further information or to arrange a viewing, please contact Alfie Stevens-Neal (alfie@adairpaxton.co.uk) or Will Tomlin (will.tomlin@adairpaxton.co.uk) on 0113 2395778

SUBJECT TO CONTRACT

Details prepared March 2025



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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.