

GUIDE PRICE:

£125,000

- Prominent Retail Accommodation
- Off-Street Parking
- Rear Delivery Access
- Total Accommodation - 91.88 sqm (989 sqft)
- Small Business Rates Relief - Subject to Eligibility

13-15 High Street, Normanton, West Yorkshire, WF6 2AD

Regent House, Queen Street, Leeds, LS1 2TW

Email: leedscomm@dacres.co.uk

dacres.co.uk   

Location

The subject property is located on High Street in Normanton. High Street comprises the primary pedestrianised retail pitch within Normanton and includes occupiers such as Heron Foods, Halifax Bank, Greggs the Baker and Coral Bookmakers.

Normanton is located just south of Junction 31 of the M62, being approximately 13 miles south of Leeds and 6 miles north east of Wakefield via the A655.

Description

The property comprises a single storey double fronted mid-terraced retail unit surmounted by a pitched roof to the front elevation and a flat roof to the rear elevation of the property. Internally, the property benefits from electric storage heating, carpet flooring throughout, plastered and painted walls and ceilings and WC and kitchenette facilities. A rear door gives access to a concrete surfaced gated yard providing car parking and loading access for approximately 3 vehicles. The unit also benefits from a secure roller shutter door and display units fitted with internal concertina shutters.

Accommodation

The property has been measured in accordance with the RICS Property Measurement 1st Edition (2015) on the basis of a net internal floor area. Our measurements are as follows:

	Sqm	Sqft
Ground Floor	91.88	989

Terms

The freehold interest in the subject accommodation can be purchased at as asking price of £125,000.

Alternatively, the property is available by way of a new full repairing and insuring lease at a quoting rent of £10,000 per annum.

Business Rates

We have made enquiries of the VOA website and can reveal that the following information is listed in the 2017 List.

Rateable Value: £9,100
Non-Domestic Multiplier 2018/19: 48.0p

N.B. The rateable value is not the sum payable. The Non Domestic Business Multiplier should be applied after which small business relief and transitional phasing may also be applicable. Interested parties should make their own enquiries with the Valuation Office Agency or Local Authority.

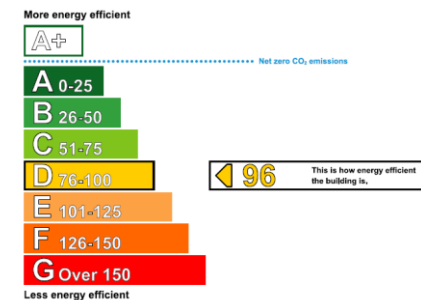
Legal costs

Each party to the transaction will be responsible for their own legal costs incurred



VIEWING / FURTHER INFORMATION

Call 0113 386 3100
Ref: Jack Manchester



Dacres Commercial themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers and lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Dacres Commercial has any authority to give any representation or warranty whatever in relation to this property. Except as expressly stated in these particulars, all prices quoted (whatever sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed exclusive of VAT. **Regulated by RICS** February 2019