

# 15 Castleford Road

Normanton WF6 2DP

## PROPERTY FEATURES

- Ground floor retail unit
- Set up as hairdressing salon / beauticians
- Approx 1000 sq ft plus cellar
- Presented ready for new tenants to move straight in
- Prominent location on Castleford Rd
- Parking available immediately outside
- Within walking distance of town centre
- Decked garden area to rear
- Security shutters to front and rear doors
- Available immediately on flexible terms



**01924 200101**

**Annual Rental Of £12,000**





## PROPERTY DETAILS

Now available to let is this deceptively spacious and attractively presented ground floor hairdressing salon / beauticians. The premises have a long established use as a salon and have only become available due to the retirement of the previous owner occupier. The premises therefore benefit from an established client base and large catchment area. To be first to view and discuss rental of the premises, please call FSL Estate Agents on 01924 200101.

## SIZE

The premises extend to approximately 1000 sq ft to include a large reception area plus 3 separate rooms, wc and kitchen facilities, cellar room and outside garden area. Please refer to the floor plan for approximate room layouts and sizes.

## LOCATION

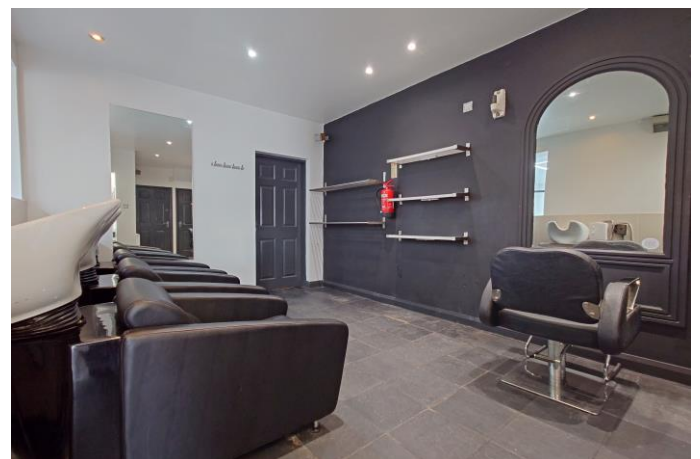
The premises are prominently located on Castleford Road close to the centre of Normanton. The property is within walking distance of Normanton railway station and close to Junction 31 of the M62 motorway.

## LEASE TERMS

Flexible lease terms by negotiation.

## RATEABLE VALUE

The rateable value effective from April 2023 is £6,400. Eligible businesses will qualify for small business rate relief on this property.



## ENERGY PERFORMANCE RATING

An EPC is being organised and details will be available shortly.

## VAT

The rent is not subject to VAT.

## VIEWINGS

For more information and to arrange a viewing contact our friendly team on 01924 200101. Please note that viewings are strictly by prior appointment.

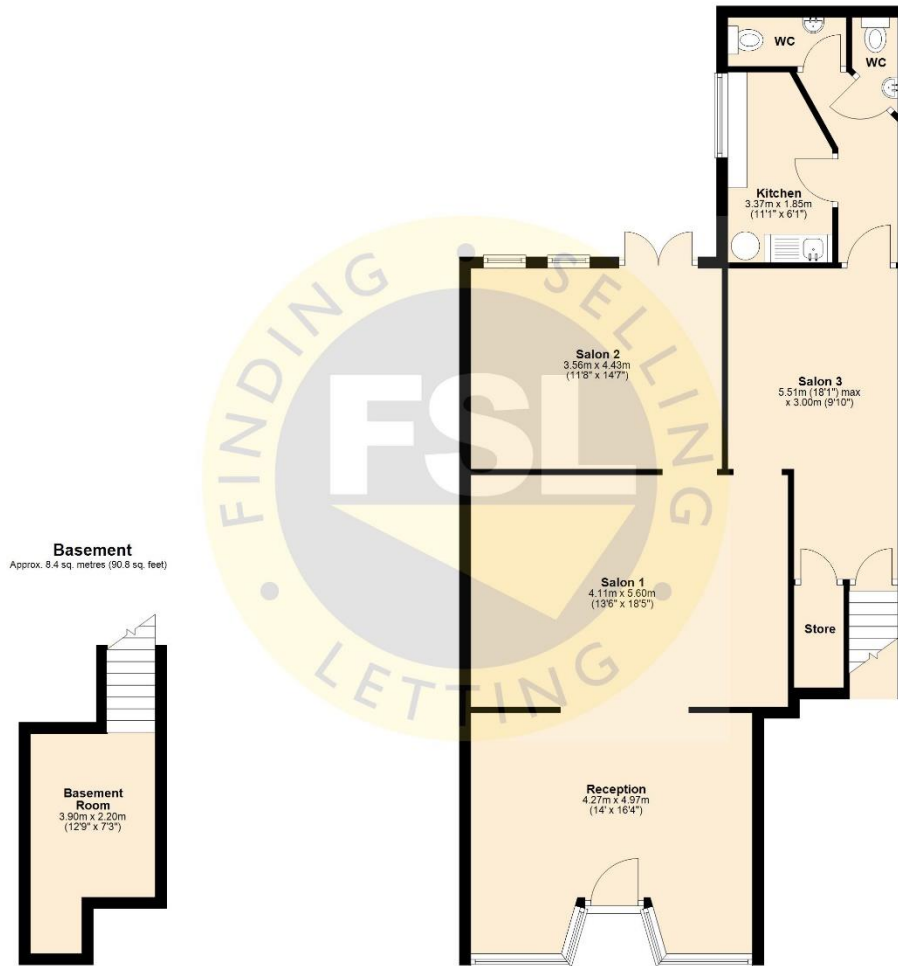
## IMPORTANT INFORMATION

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**Ground Floor**  
Approx. 91.3 sq. metres (983.0 sq. feet)



**Basement**  
Approx. 8.4 sq. metres (90.8 sq. feet)



15 Castleford Road, Normanton

For further information and  
to arrange a viewing contact  
FSL Estate Agents

Telephone **01924 200101**

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