

HIGH STREET PROPERTY / CLASS A2
9/11 Market Place, Normanton WF6 2AU



Rent: £12,500 PA
Ground Floor Area
765 Sq ft / 71 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Normanton is a parish town located 6 miles east of Wakefield city centre. The town sits approximately 1 miles south from junction 31 of the M62. The town benefits from a railway station with direct trains to Leeds and Wakefield.

The retail pitch is the pedestrianised High Street which leads into Market Place at the southern end. National retailers in the town include Heron, Greggs, Coral and B & M.

Demise:	Sq Ft	Sq M
Ground Floor	765	71.07
First Floor	788	73.21
Second Floor	962	89.37
Basement	384	35.67

Rent:

The passing rent is £12,500 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 23/06/2023. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £8,400.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

August 2020

Subject to Contract

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