

# KPI Lettings

Kappes Property Investment

[www.kpilettings.co.uk](http://www.kpilettings.co.uk)

Residential & Commercial

## RETAIL UNIT - 17 HIGH STREET, NORMANTON, WF6 2AD.

301 SQ FT / 27.97 SQ M RETAIL UNIT  
PLUS LARGE REAR YARD 450 SQ FT - TO LET

\*\*\* AVAILABLE SEPTEMBER 2025 \*\*\*

£9000 PER ANNUM / £750 PCM  
(£750 BOND)



- Affordable Running Costs (Business Rates Exempt\*)
  - Highly Visible Central High Street Location
  - Close To Normanton Transport Links
- Private Double Parking To Rear / Large Yard 452 SQ FT (42m2)
- 3 Year Lease Terms Fully Insuring & Repairing (No Legal Fees)

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Currently occupied by a Dog Groomer, this compact centrally located retail unit benefits from passing trade along the pedestrianised precinct through Normanton Town Centre.

## **The Accommodation Comprises:**

**Entrance Retail Area** 2.49m deep x 3.11m wide = 83.35 SQ FT

**Middle Retail Area** 4.48m deep x 3.11m wide = 149.97 SQ FT

**Rear Kitchen Area** 1.65m deep x 2.44m wide = 43.33 SQ FT

**Rear Toilet** 1.77m deep x 0.77m wide and Toilet Lobby .73m deep x 1.25m wide = 14.67 SQ FT and 9.82 SQ FT

**Small Rear Yard** (Not measured)

**Large Rear Yard** 10m deep x 4.2m wide approx. = 452 SQ FT

Additionally there is a very large yard to rear providing very useful private car parking space or alternatively could be used for other purposes (Porta cabin, Storage Structure, etc.)

Whilst the premises are currently classified as A1 retail they may be suitable for alternative uses such as estate agency, hair and beauty salons, recruitment agency, etc. subject to gaining the necessary planning consents. Intended Use To be confirmed by the Local Planning Department (A1 Retail).

The property benefits from roller shutter security grills to the front window display and entrance and a security alarm system.

Ideal for a new start up, this unit is Business Rates Exempt\*.

EPC Rating D.

Flexible Fully Insuring & Repairing Lease

£750 Bond to be paid along with first month's rent upon signing of Lease agreement. Subject to basic credit checks.

## **Lease Terms**

The property is available on the following terms:-

**Lease Term:** A new Short Term Commercial lease for a term of 3 years.

**Rent:** £9,000 per annum (No VAT) (Paid £750 monthly).

**Basis:** Full repairing and insuring.

**Legal Costs:** Each party is to be responsible for their own legal costs; but free to opt out of engaging Solicitors.

**VAT:** The Landlord has not elected to charge VAT on the rent.

## **Rates**

Rateable Value : £3,750 (2023 Rates List) (\* You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses).

## **Measurements**

There is a six inch measurement tolerance or metric equivalent. All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances measurements contained in these particulars must not be relied upon for ordering carpet, furniture etc.

**KPI LETTINGS**  
**(0844) 66 515 99**

Call for further information or to arrange viewing.

(KPI Lettings 2025)