

## PRIME SHOP TO LET



## 39-43 HIGH STREET, NORMANTON, WF6 2AF

### LOCATION

The shop is prominently located in the best section of Normanton High Street with a substantial rear yard for servicing which could also potentially be converted into customer parking.

Normanton has a population of 20,872 and is located northeast of Wakefield and by 5.8 miles

In addition, there is ample public car parking on the site adjacent at the rear.

There are various multiple retailers in close proximity including, **Halifax Bank**, **Greggs**, **The Post Office** and **Heron Frozen Food**.

### ACCOMMODATION

The property is arranged on ground and first floor levels providing the following approximate dimensions net internal areas:

<b>Gross Frontage</b>	44'	13.41m
<b>Internal Width</b>	40' (max)	12.19m
<b>Shop Depth</b>	124	36.59m
<b>Built Depth</b>	140'	42.67m
<b>Ground Floor Sales</b>	4,800sqft	445.94sqm
<b>Ground Floor</b>	290sqft	26.94sqm
<b>Anc/Service Area</b>		
<b>First Floor Store</b>	3,085sqft	286.61sqm
<b>(accessible via a lift and stairs)</b>		

*Shopfit drawings attached to the rear of these details.*

### EPC

Attached

### LEASE

Available by way of a new full repairing and insuring lease with 5 yearly upward only rent reviews.

### RENT

£33,500pax

### RATES

Rateable Value	£27,250
UBR (2025/2026)	£0.499
Rates payable	£13,597

Interested parties should verify these figures and confirm any transitional surcharge or relief with Wakefield Council Business Rates Department (Tel: 0345 8504504).

### LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

### VIEWING

All enquires or arrangements to view should be via the sole agents, Dresler Smith:

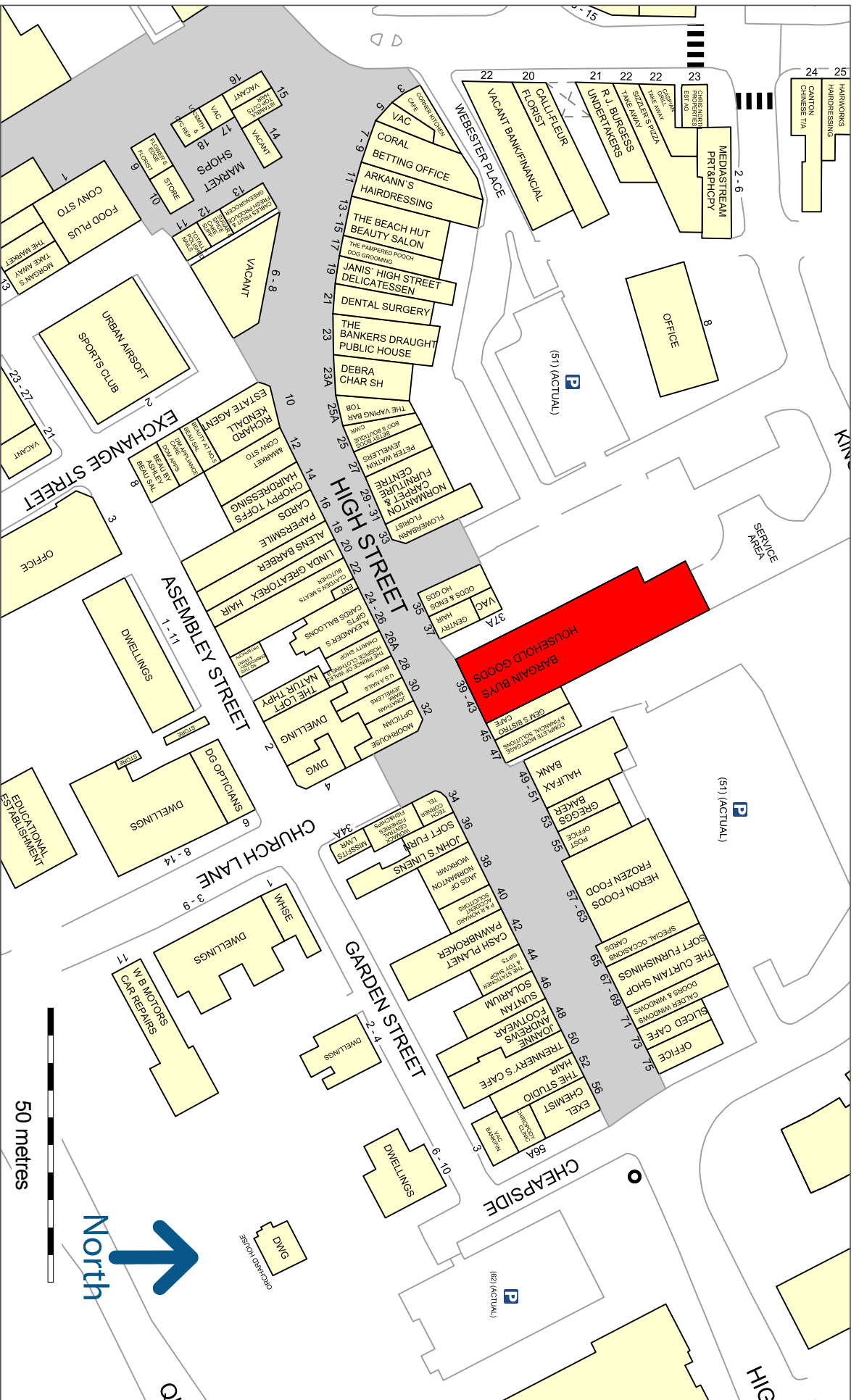
**Dresler Smith** (Tel: 0113 245 5599).

Contact: David Dresler

[davidd@dreslersmith.co.uk](mailto:davidd@dreslersmith.co.uk)

### SUBJECT TO CONTRACT & VACANT POSSESSION

**DATE OF PARTICULARS: JUNE 2025**



# Energy performance certificate (EPC)

39-43 HIGH STREET NORMANTON WF6 2AF	Energy rating	Valid until: <b>2 August 2031</b>
	<b>B</b>	Certificate number: <b>2063-9414-5727-4640-2373</b>

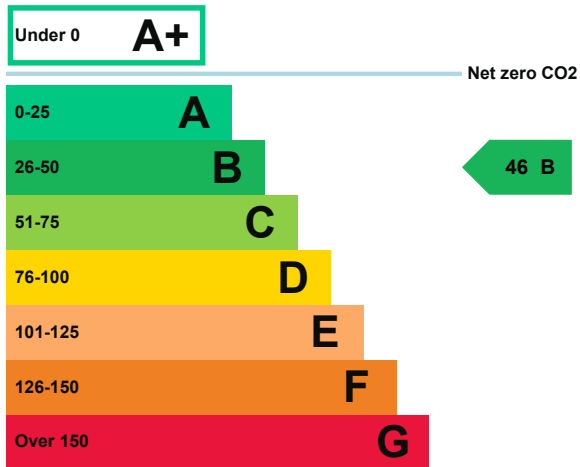
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	838 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

23 A

If typical of the existing stock

68 C

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	49.9
Primary energy use (kWh/m <sup>2</sup> per year)	295

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/5465-9696-2674-4615-6600\)](/energy-certificate/5465-9696-2674-4615-6600).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Gavin Ogden
Telephone	0800 170 1201
Email	<a href="mailto:admin@easyepc.org">admin@easyepc.org</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024219
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	EASY EPC
Employer address	12 Albion Street Brighton BN2 9NE
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	28 July 2021
Date of certificate	3 August 2021