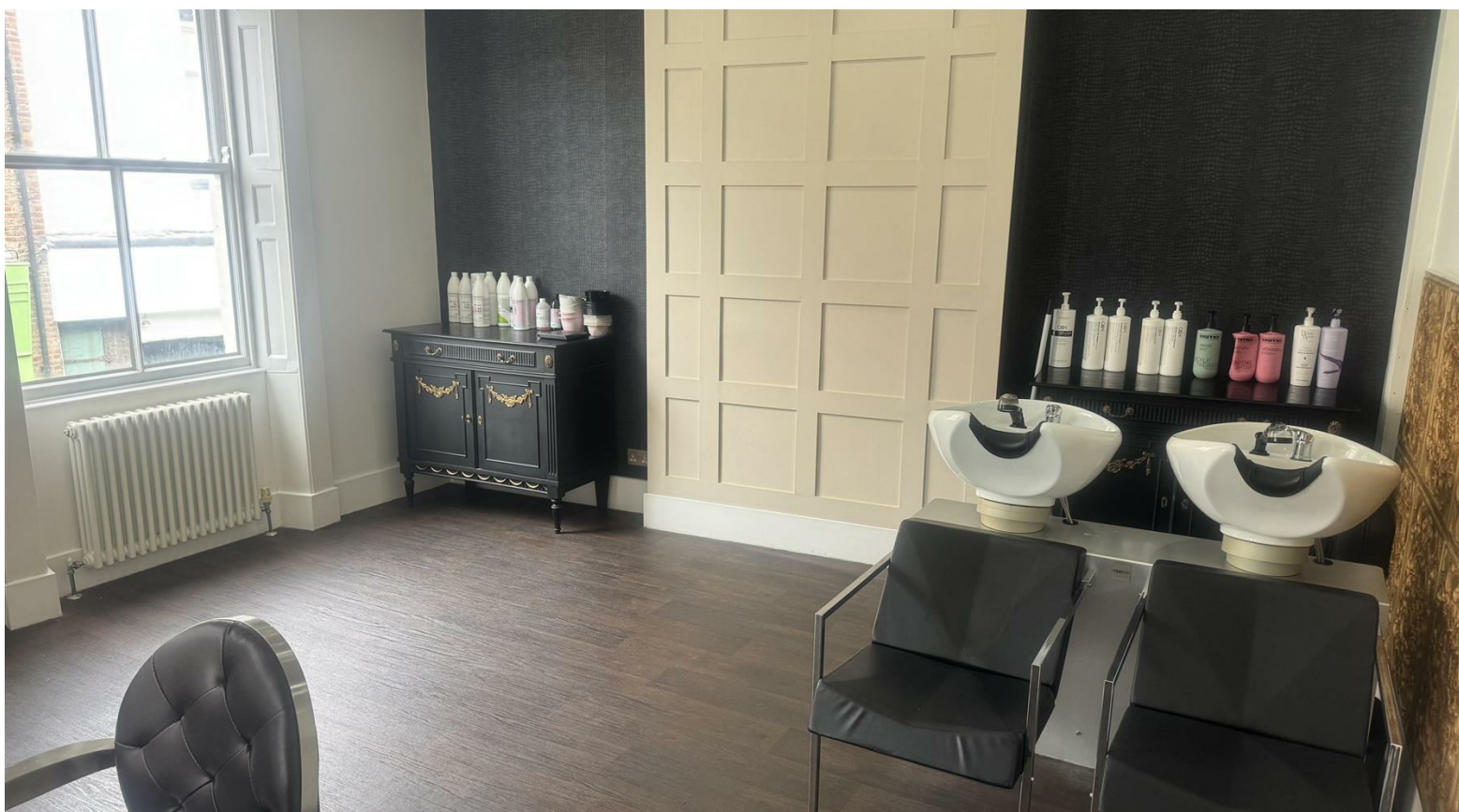


## Ropergate, Pontefract



**£800 Per Calendar Month**



0



0



0



0

This is a well-positioned first floor commercial premises, within this busy town centre. The property is currently fitted out and operating as a hairdressing salon, providing a ready-to-use space for similar occupiers or adaptable for a range of alternative business uses (subject to any necessary consents). The accommodation further benefits from two allocated parking spaces, a valuable feature in this central location. There is also the option to acquire the second floor at an additional cost, which comprises a kitchen, store room, two beauty rooms and a separate WC—ideal for businesses requiring additional space.



- First Floor Commercial Premises
- Busy Town Centre Location
- Currently operating as a hair salon
- Bright and Airy Throughout
- Well-designed Open Plan Layout
- Two Allocated Parking Spaces
- Option to include second floor with additional rooms (at extra cost)
- Flexible Lease Options Available

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

### Reception Area

10'2" x 10'5" (3.12 x 3.20)

A well-proportioned reception area accessed via the main entrance door, providing ample space for a reception desk and a small seating area. The room is enhanced by a rear-facing window, allowing for natural light and creating a bright and welcoming first impression.

### Seating Area

11'10" x 13'10" (3.61 x 4.23)

An inviting seating/waiting area set within the open plan layout, flowing seamlessly from the reception area. The space comfortably accommodates client seating, providing a pleasant area to relax while waiting. A front-facing window allows for good natural light, while the open plan connection to the main salon enables clients to enjoy the lively and welcoming atmosphere of the space.

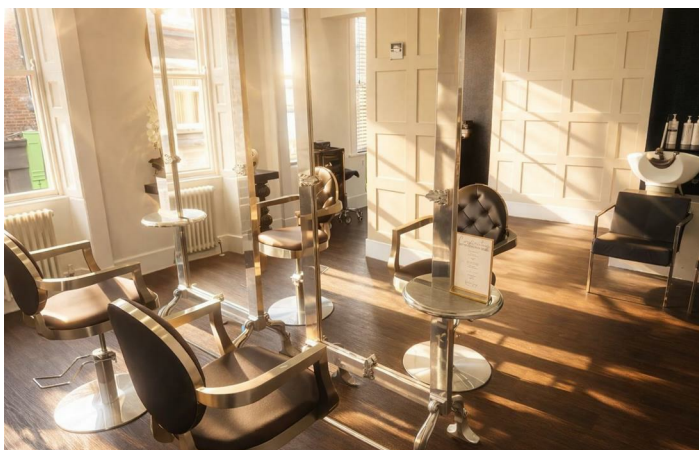
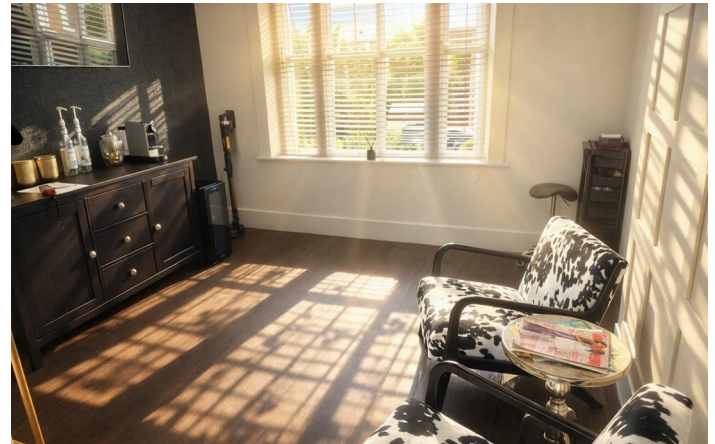
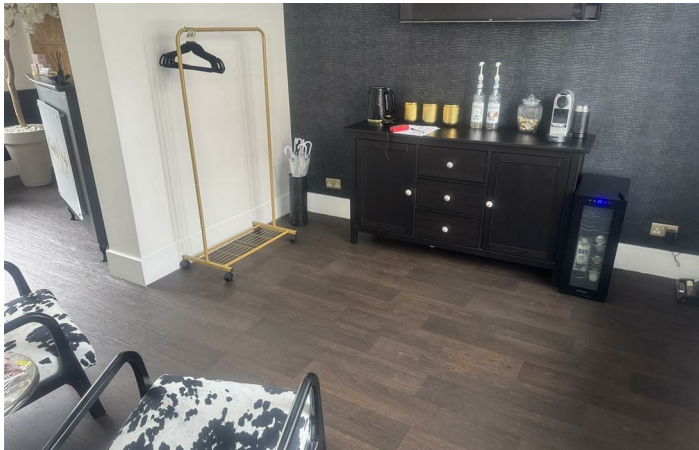
### Main Room

14'11" x 20'0" (4.57 x 6.10)

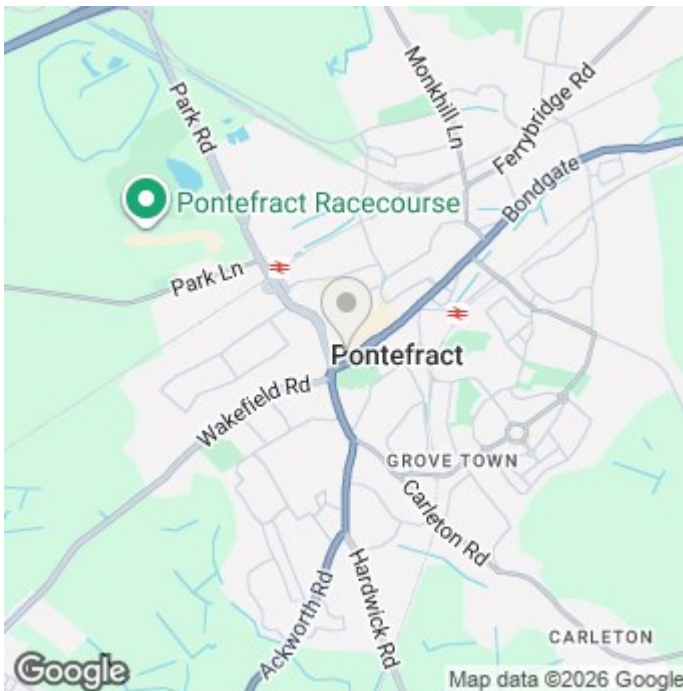
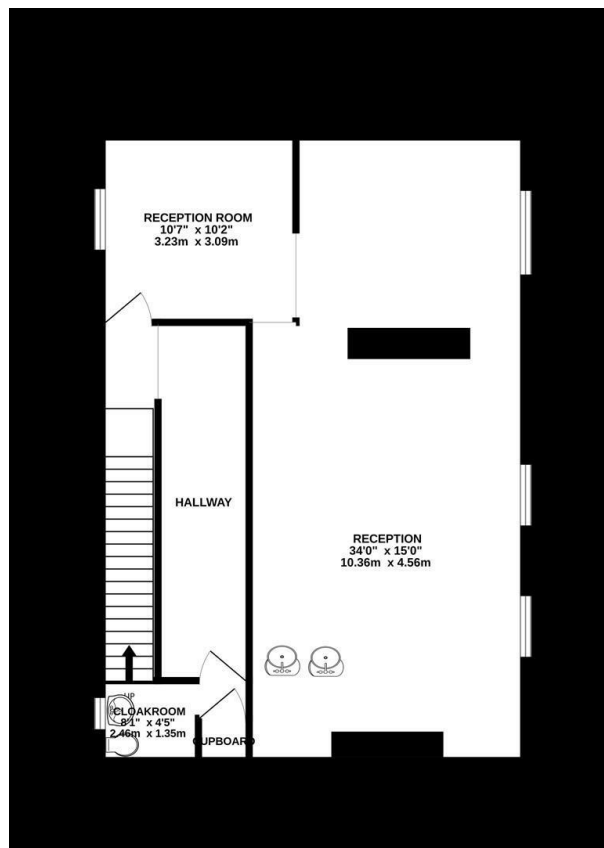
Flowing seamlessly from the reception and seating area is the main salon space, a bright and airy room enhanced by two windows to the front elevation allowing for plenty of natural light. The area is tastefully decorated, creating a stylish and professional environment, and offers a lovely, welcoming workspace. The salon is well-equipped with two fixed wash basins, making it a practical and functional setting for hair and beauty treatments.

### Cloakroom

A neatly presented cloakroom comprising a low flush WC and a hand wash basin, both fitted within a vanity unit, providing a clean and practical facility.



Floor Plan



**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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