

On the Instructions of William Hill

# TO LET

13 The Square Castleford, Airedale WF10 3JJ



- Large main sales area
- Leasehold
- Located on a well let retail parade



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**Commercial Property Consultants**



## Location

The subject unit is located on a well let retail parade in Airedale, approximately 2 miles to the east of the town centre. The parade has a mix of local and national retailers including Tesco Express, Greggs and the Co-op. Directly in front of the unit is car parking providing circa 26 spaces.

## Description

The property comprises a two storey building of which the first floor is inaccessible. With a main sales area, with ancillary staff accommodation, customer toilets and a small yard at the rear.

## Accommodation

Ground Floor 128 sq m 1,385 sq ft

**Total 128 sq m 1,385 sq ft**

**SUBJECT TO CONTRACT**

## Rent

The current passing rent is **£14,000**, exclusive of all other outgoings

## Tenure

The premises are available by way of a sublet of the existing lease expiring on **30/12/2026**.

## Business Rates

We understand that the current Rateable Value of the property is £12,500. Rates payable at the current UBR of 49.9p are £6,237. (subject to status). Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## EPC

The property falls within band C.

**Tenants will be required to provide full AML information.**