

GROUND AND FIRST FLOOR

447 SQ FT (41.5 SQ M)

- High street frontage
- Central Castleford location
- High street frontage
- WC facilities
- Pedestrian door electric roller shutter



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9 Sagar Street
Castleford
WF10 1AG

£6,000
per annum

LOCATION

Sagar Street is a busy shopping thoroughfare linking the town centre with the River Aire, just off Carlton Street.

Leeds city centre is a 15 mile journey from the property, with the local train station being a 5 minute walk from the property. The M62 is a 10 minute drive away.





DESCRIPTION

A single terraced shop unit on two floors, comprising retail shop frontage on the ground floor and two store rooms on the first floor.

The ground floor bears a space of 216 Sq Ft, with a kitchenette in the back left hand corner and stairs at the back to first floor.

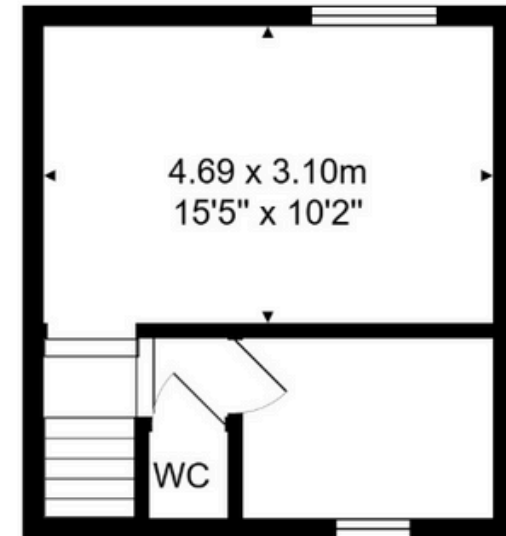
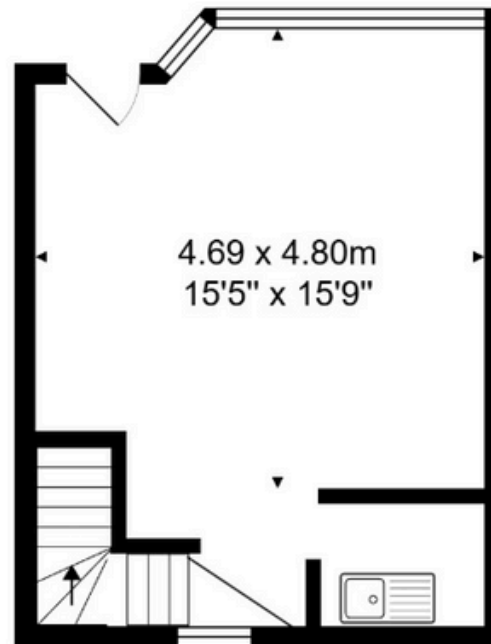
The first floor is split into 2 separate storage rooms and a WC.



ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	216	20
First Floor	234	21.5
Total	447	41.5





EPC

The property currently benefits from an EPC rating of D-85, which is valid until 2033.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £6,000 + VAT per annum.

VAT

VAT is not applicable

RATEABLE VALUE

The current rateable value is £4,050.

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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