

# CASTLEFORD

## Unit 26, Carlton Lanes Shopping Centre

### RETAIL UNIT TO LET



#### Location

The Carlton Lanes Shopping Centre represents the prime pitch in Castleford and is adjacent to the popular market open 6 days per week. A car park is situated at the front of the centre with approximately 300 plus spaces.

Retailers include **Marks & Spencer Argos, The Works, Peacocks, JD Sports, Card Factory, CEX, Warren James, O2, Holland & Barrett** and **Iceland**.

#### Rent

£39,000 per annum exclusive.

#### Tenure

The premises are available by way of a new effective FRI lease on terms to be agreed.

#### Accommodation

The property is arranged on ground and first floors comprising the following approximate area:

Ground Floor :	1,275 sq ft	118.45 sq m
First Floor:	606 sq ft	56.3 sq m

#### Rates

Rateable Value	£33,250
Rates Payable (2020/21)	£16,592

Rates Payable are not due in the year 2020/2021 (from and to 1st April) for certain retail, hospitality, leisure and nursery businesses due to government support in response to the Coronavirus pandemic.

*(Interested parties are advised to enquire with the Local Authority to confirm their eligibility and exact rates liabilities).*

#### Service charge

The on account service charge for 2020 is £10,921.

#### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

#### EPC

Available upon request.

#### SAVILLS LEEDS

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**Viewing & Further Information**  
Strictly by prior arrangement only with:

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**Or via our joint agent**  
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