

TO LET

RETAIL UNIT TO LET

CASTLEFORD

Unit 23 Carlton Lanes Shopping Centre



Key Highlights

- Castleford is situated approximately 11 miles north of Wakefield and 16 miles south east of Leeds. The town has a population of 39, 192 (Census, 2011).
- Carlton Lanes Shopping Centre represents prime pitch in Castleford and is adjacent to the popular market open 6 days per week. The centre, which provides 101,000 sq ft of retail accommodation and attracts 4.2 million shoppers a year, is occupied by national multiples such as **Marks & Spencer, New Look, and Iceland.**
- Other retailers within the centre include **Holland & Barrett, JD Sports, and Peacocks.**
- A large surface car park is situated at the front of the shopping centre with approximately 300 plus spaces.
- The subject premises are located opposite to **Boots.**

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3 Wellington Place
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Accommodation

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

Ground Floor:	555 sq ft	51.6 sq m
First Floor:	416 sq ft	38.6 sq m
Total	971 sq ft	90.2 sq m

Rent

£23,500 per annum exclusive.

Tenure

The property is available by way of a full repairing and insuring lease on terms to be agreed.

Rates

Rateable Value:	£22,500
UBR (2020/2021):	£0.499
Rates Payable:	£11,228 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

Service Charge

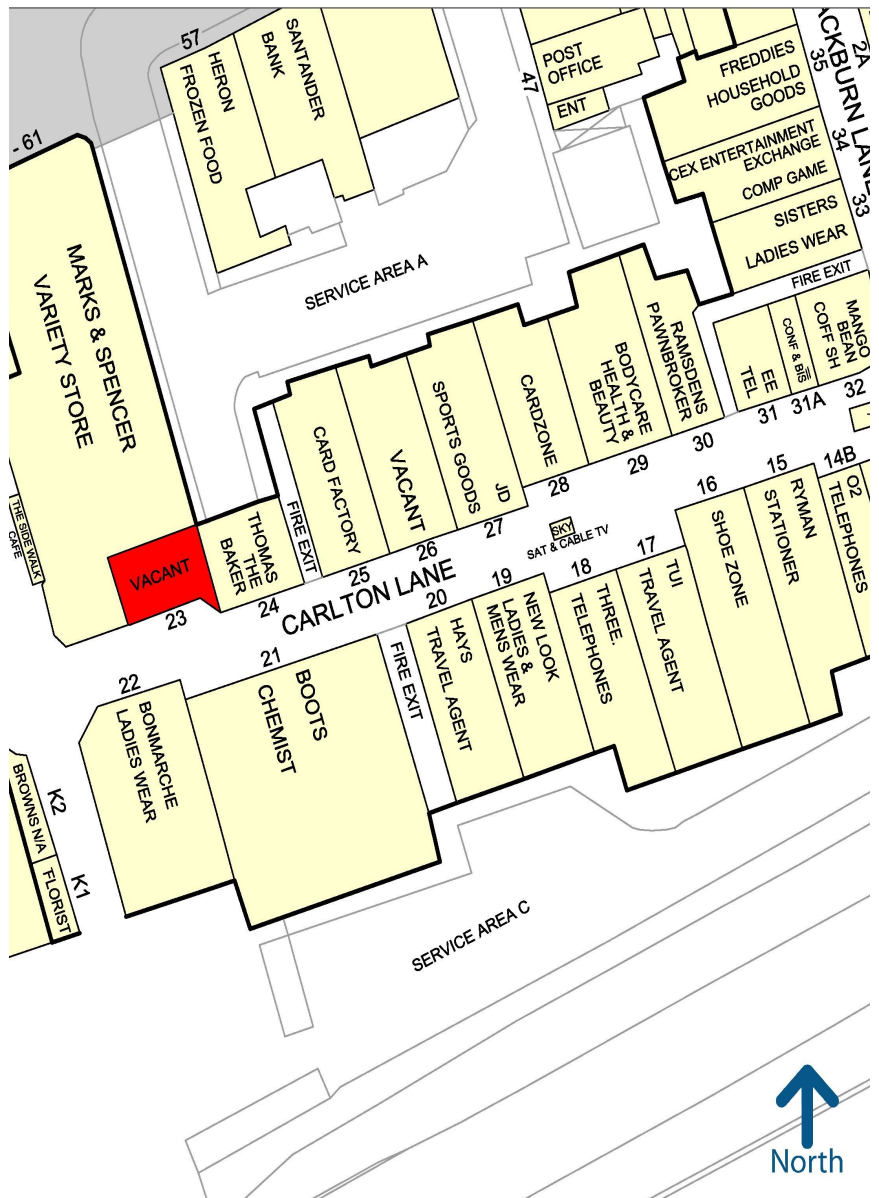
The estimated service charge for 2020/2021 is £7,960 per annum.

EPC Rating

EPC—E.

Further Information & Viewing

Viewing strictly by appointment with Savills or via our Joint Agents Rawstron Johnson.



Contact

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