

Retail Unit to Let - Subject to Vacant Possession

# Castleford

## Unit 36 Carlton Lanes Shopping Centre



### Savills Leeds

3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://savills.co.uk)



## Location

- Castleford is situated approximately 11 miles north of Wakefield and 16 miles south east of Leeds. The town has a population of 45,351 (Census 2021).
- Carlton Lanes Shopping Centre represents prime pitch in Castleford and is adjacent to the popular market open 6 days per week.
- The centre provides 101,000 sqft of retail accommodation and attracts 4.2 million shoppers a year, is occupied by national multiples such as **JD** and **Iceland**.
- Other retailers include **Holland & Barrett, Peacocks** and **Boots**.
- A large surface car park is situated at the front of the shopping centre with approximately 300 plus spaces. The unit is located next to the shopping centre's exit to Carlton Street.

## Accommodation

The property is arranged over ground and first floors. Approximate net internal areas are:

Ground Floor:	1,068 sq ft	99.1 sq m
First Floor:	1,090 sq ft	101.2 sq m

## Tenure

The unit is available by way of new effective full repairing and insuring lease.

## Rent

£25,000 per annum.

## Service Charge

The estimated service charge cost for 2025/2026 is £16,730 payable by the tenant.

## Rates

Rateable Value: £31,000

UBR 2026/27: £0.382

Rates Payable: £11,842

*Parties are advised to make their own enquiries with the Local Authority.*

## Use

The premises currently benefits from Class E use.

## EPC

EPC Rating D.

## Legal Costs

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

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## Viewing & further information

Strictly by prior arrangement only with:

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