

TO LET

RETAIL UNIT TO LET

CASTLEFORD

Unit 12 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, JD Sports, New Look, and Iceland.**
- Other retailers within the centre include **Holland & Barrett, The Works, Boots and Select.**
- A large surface car park is situated at the front of the shopping centre with approximately 300 plus spaces.
- The subject premises are located at the entrance on Bridge Lane opposite Iceland.

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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:	2,763 sq ft	256.7 sq m
First Floor:	3,274 sq ft	304.2 sq m
Total	6,037 sq ft	560.9 sq m

Rent

Rent available upon application.

Tenure

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

Rates

Rateable Value: £41,500
 UBR (2020/2021): £0.512
 Rates Payable: £20,709 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 £22,611 per annum.

EPC Rating

EPC available upon request.

Further Information & Viewing

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



Contact

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or via our Joint Agents
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