

91-93 CARLTON STREET, CASTLEFORD, WF10 1BP



Cheap, flexible, large upper floor space suitable for a variety of uses

LOCATION/SITUATION

The property is a standalone prominent building fronting Carlton Street. There is roadside access and prominence to Station Road. The ground floor has been let to a food store multiple and we are left with the large upper floors which are ideal for a typical leisure/quasi retail uses.

ACCOMMODATION

The ground floor has been let sent but there is a new access proposed from the ground floor, plans available upon request.

The property provides the following approximate gross internal areas and dimensions:

First Floor	10,920sqft	1,014.5sqm
Second Floor	9,125sqft	847.7sqm

Appropriate access to the uppers can be provided to suit individual needs.

TERMS

Flexible

RENT

On enquiry

EPC

Attached

RATES

To be reassessed.

Interested parties should verify this with Wakefield City Council Business Rates Department (tel: 01977 727121).

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

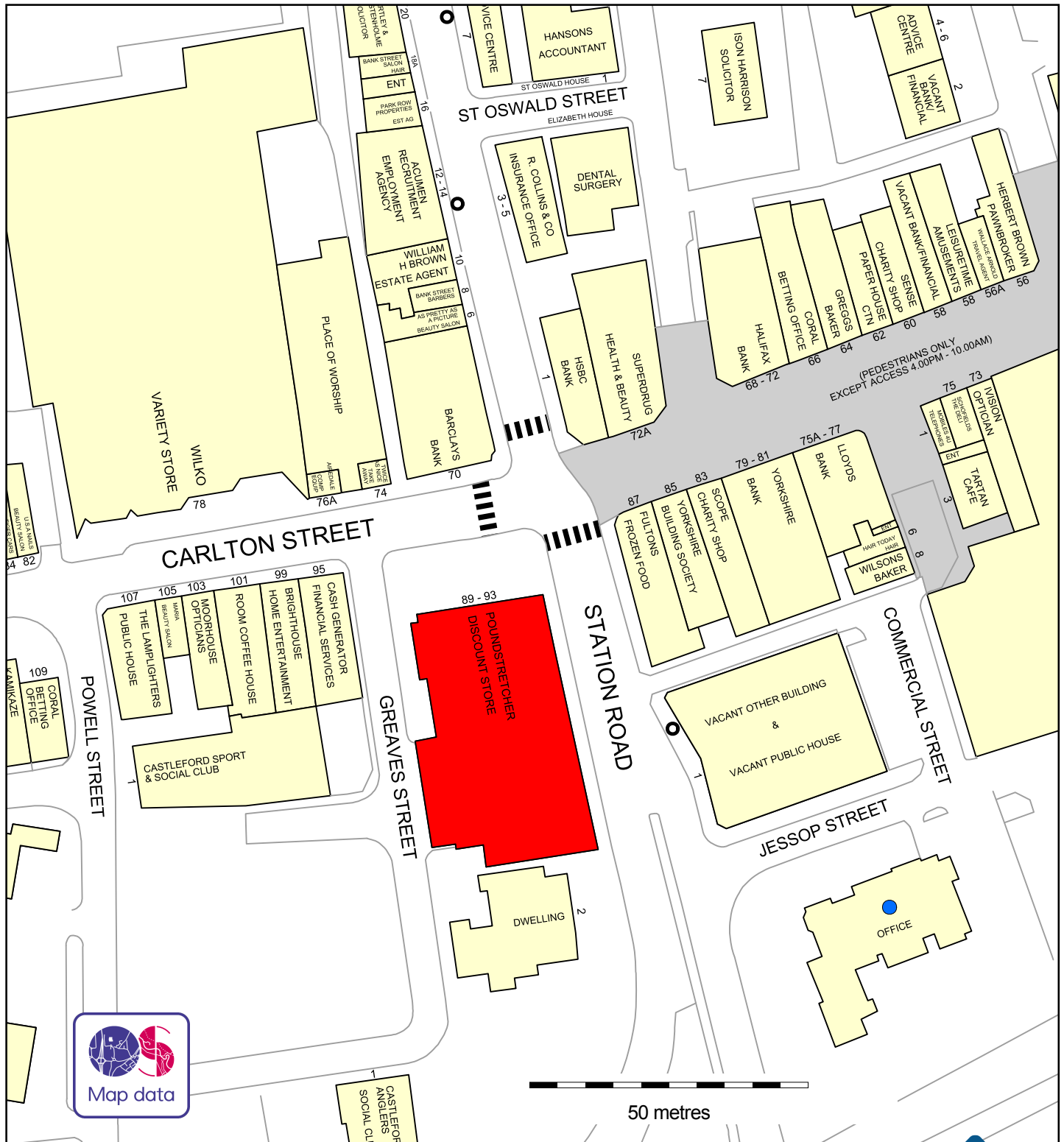
All arrangements to view should be via the joint agents:

Dresler Smith Ltd
Contact: David Dresler
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Tel: 0113 245 5599

Bowcliffe LLP
Contact: Jeff Robertson
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Tel: 0113 245 2452

Date of Particulars: July 2025

SUBJECT TO CONTRACT



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Experian Goad Plan Created: 21/09/2018
Created By: Dresler Smith



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Dresler Smith on its behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Dresler Smith has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT.

Energy Performance Certificate

Non-Domestic Building



Poundstretchers Ltd
91-93 Carlton Street
CASTLEFORD
WF10 1DX

Certificate Reference Number:
0670-0838-3629-4726-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

76

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	2938
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	67.99
Primary energy use (kWh/m ² per year):	397.66

Benchmarks

Buildings similar to this one could have ratings as follows:

30

If newly built

87

If typical of the existing stock

Administrative Information

This is an Energy Performance Certificate as defined in the Energy Performance of Buildings Regulations 2012 as amended.

Assessment Software:	DesignBuilder SBEM v5.0.3 using calculation engine SBEM v5.3.a.0
Property Reference:	742658730000
Assessor Name:	Geoff Cunningham
Assessor Number:	EES/013605
Accreditation Scheme:	Elmhurst Energy Systems
Employer/Trading Name:	Luis and Bell Surveyors Ltd
Employer/Trading Address:	Dig Street Ashbourne DERBYSHIRE DE6 1GF
Issue Date:	29 Jun 2018
Valid Until:	28 Jun 2028 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the energy performance of the building are contained in the associated Recommendation Report - 0260-7965-0428-3670-8040.

About this document and the data in it

This document has been produced following an energy assessment undertaken by a qualified Energy Assessor, accredited by Elmhurst Energy Systems. You can obtain contact details of the Accreditation Scheme at www.elmhurstenergy.co.uk.

A copy of this certificate has been lodged on a national register as a requirement under the Energy Performance of Buildings Regulations 2012 as amended. It will be made available via the online search function at www.ndepcregister.com. The certificate (including the building address) and other data about the building collected during the energy assessment but not shown on the certificate, for instance heating system data, will be made publicly available at www.opendatacommunities.org.

This certificate and other data about the building may be shared with other bodies (including government departments and enforcement agencies) for research, statistical and enforcement purposes. Any personal data it contains will be processed in accordance with the General Data Protection Regulation and all applicable laws and regulations relating to the processing of personal data and privacy. For further information about this and how data about the property are used, please visit www.ndepcregister.com. To opt out of having information about your building made publicly available, please visit www.ndepcregister.com/optout.

There is more information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government website at: www.gov.uk/government/collections/energy-performance-certificates. It explains the content and use of this document, advises on how to identify the authenticity of a certificate and how to make a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.