

TO LET

11a Carlton St, Castleford,
West Yorkshire, WF10 1AX



- **Adjacent to large car park and Carlton Lanes Shopping Centre**
- **Fronts onto the busy A656**
- **Situated close to Iceland, Boots, Card Factory**
- **Incentives available.**
- **NIA – 1142 sq. ft**

LOCATION

Castleford is an established West Yorkshire market town with a population of over 45,000 that lies 7 miles east of Leeds and 12 miles south of York. The property itself lies close to the junction of Bridge St and Lock Lane and lies adjacent to Carlton Lanes Shopping Centre where numerous national retailers are represented including **Holland & Barratt, JD Sports, EE and TUI.**

DESCRIPTION

The premises were formally used as a restaurant are fitted out to a high standard and benefit from extensive return frontage, cellar storage and W/C facilities.

ACCOMODATION

The premises comprise of the following approximate floor areas and dimensions:

Restaurant	106.13 sq. m	1142 sq. ft
W/C	Male/Female/Disabled	
Cellar Storage		

TENURE

The unit is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

EPC

Energy Performance Asset Rating of the premises currently falls within category C (64).
A copy of the Energy Performance Certificate can be made available upon request.

RENT

£17,500 per annum exclusive of rates and service charge.

VAT

The property has not been elected for VAT.

PLANNING

The premises have an existing E class planning consent but are considered suitable for a variety of uses subject to obtaining the necessary planning consent.

RATEABLE VALUE

We have made enquiries via the Valuation Office Website which confirms the Rateable Value for the premises is as follows:-

RATEABLE VALUE c£7500

Business rates Payable £3742pa

We suggest that all interested parties should verify the above with the Local Authority, as transitional relief may be applied to Rates Payable.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

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