

**CASTLEFORD** WF10 1AY

**24 CARLTON STREET**

## SHOP TO LET

### LOCATION

Castleford is a busy West Yorkshire market town with popular indoor and outdoor markets. Major national retailers such as **Marks & Spencer**, **Boots the Chemist**, **Superdrug** and **Wilkos** all have stores in the town.

The subject property is located to the eastern end of Carlton Street, Castleford's prime pedestrianised high street. Situated between **British Heart Foundation** and **Coffee Revolution**, the shop is also close to **One Below** and **Select** together with a variety of local businesses including hairdressers, bars, takeaways and coffee shops.

The property benefits from rear loading and proximity to the town's main surface car parks, both situated immediately to the rear and adjacent to **The Carlton Lanes Shopping Centre** opposite.

### ACCOMMODATION

The premises are arranged over ground floor only and provide the following approximate dimensions and net internal floor areas:

Gross Frontage	25'0"	7.62 m
Internal Width (max)	25'2"	7.67 m
Shop Depth	93'0"	28.35 m

Ground Floor Sales	2,232 sq ft	207.36 sq m
Ground Floor Ancillary	373 sq ft	34.65 sq m

### LEASE

The shop is available on a new lease for a term to be agreed.

### RENT

**£20,000** per annum exclusive.



### COSTS

Each party to bear their own costs.

### RATES

Rateable Value (2017)	£ 14,000.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£6,986.00
Estimated payable with retail relief	£ NIL

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business, retail and/or transitional relief.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of band E(112). A full copy of the EPC Certificate is available upon request.

### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

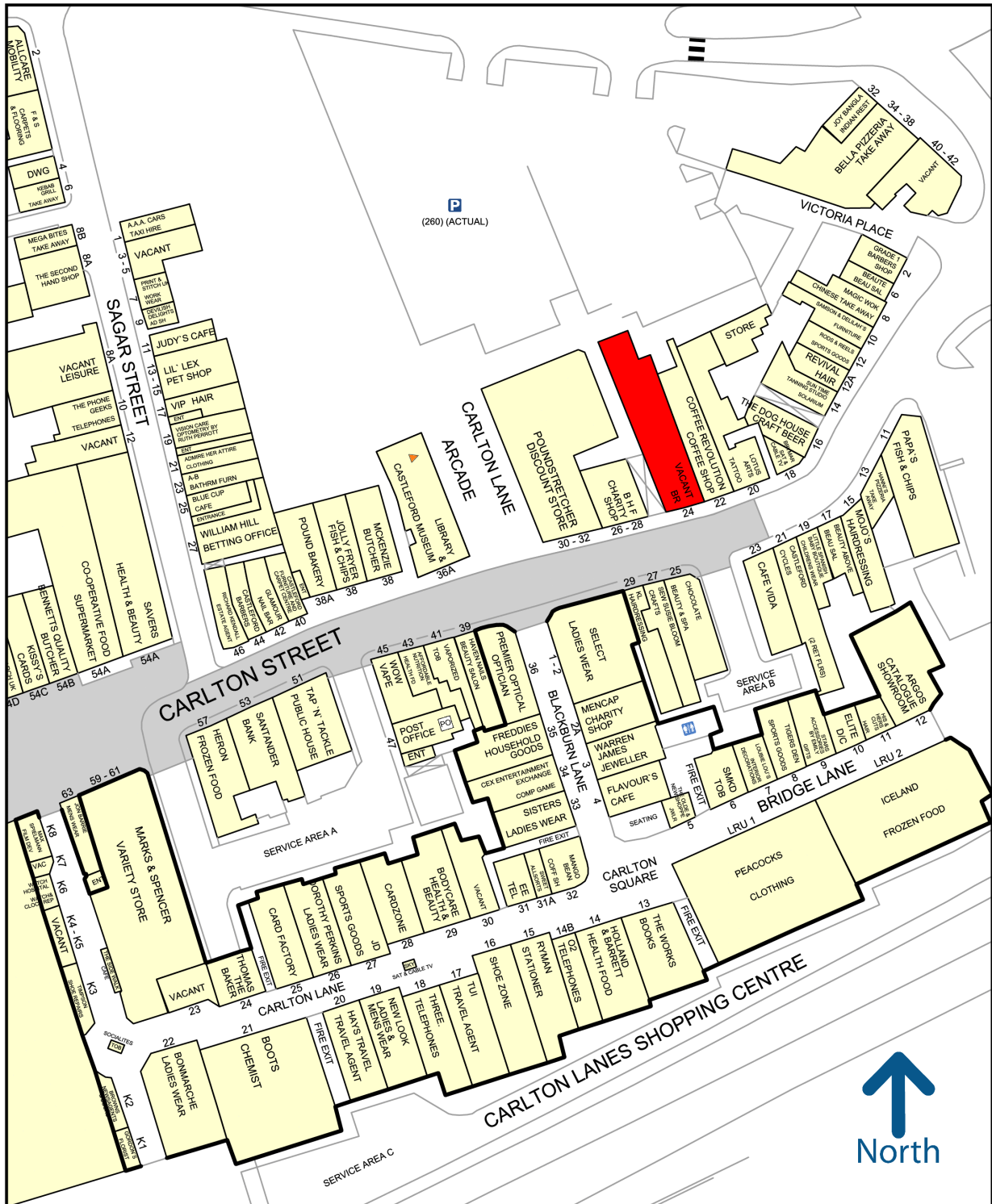
### VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact:

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### SUBJECT TO CONTRACT



Experian Goad Plan Created: 31/03/2020  
Created By: Brassington Rowan



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