





# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

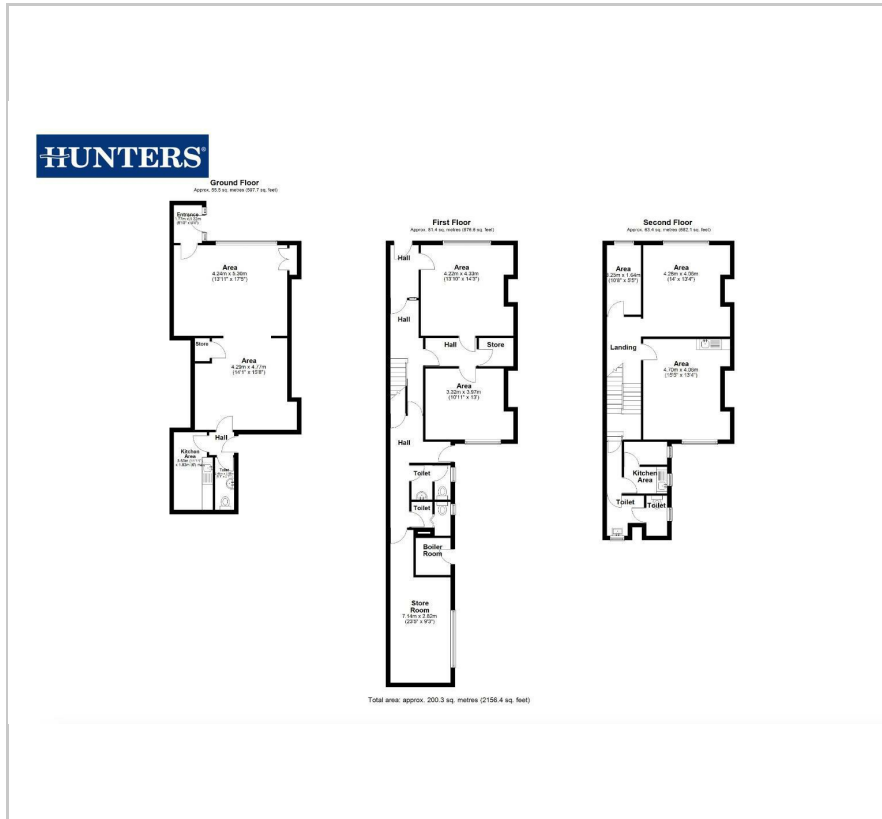


**Wesley Street**  
, Castleford, WF10 1AE  
£1,600 Per Month

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Council Tax:

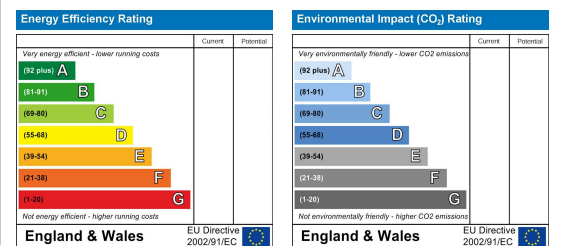
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- CASTLEFORD TOWN CENTRE
- OFF STREET PARKING TO REAR
- 200 M2 OVER 3 FLOORS
- LONG TERM LEASE AVAILABLE
- EXCELLENT LOCATION
- EPC RATING E
- BUSINESS RATES VARIABLE AND WOULD NEED TO BE CONFIRMED WITH LOCAL AUTHORITY

\*\*\*VERY VERSATILE - SET OVER 3 FLOORS - CIRCA 200m2 IN TOTAL- FRONT AND REAR ACCESS - OFFSTREET PARKING\*\*\*

Hunters are pleased to present to market this very versatile and well presented 3 storey commercial premises in the heart of Castleford town center for long term lease.

The premises is available as one whole 3 floor unit at circa 200m2, each floor has its own external access as well as internal access between each floor.

The Ground Floor is 55.5 m2 consisting of 2 open plan areas with separate kitchen and W.C, currently in use as a hair salon.

The first floor in total is 81.4 m2 Consisting of a retail unit and separate store room. The 2 sperate rooms and 2 x W.Cs are included in the monthly asking price -the optional store room is negotiable for extra if required.

The second floor is 63.4 m2 consisting of 2 separate rooms, kitchen area and 2 x W.Cs.

To the rear of the property is rear access to the ground, first floor and store room units - with off street parking in the rear yard.

The property must be viewed to full appreciate the versatility on offer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

6 Bank Street, Castleford, WF10 1HZ

Tel: 01977604600 Email: castlefordlettings@hunters.com <https://www.hunters.com>



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**  
**Annual Ground Rent:**  
**Review Period:**  
**Review Increase:**  
**Service Charge:**  
**Shared Ownership:**  
**Ownership Share:**