

CASTLEFORD

Unit 10 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 45,351 (Census, 2021).
- 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 **New Look**, and **Iceland**.
- Other retailers within the centre include **Holland & Barrett**, **JD Sports** and **Peacocks**.
- A large surface car park is situated at the front of the shopping centre with approximately 300 plus spaces.
- The subject premises are located opposite **Iceland**, nearby to **Peacocks**.

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3 Wellington Place
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Accommodation

The property is arranged over a ground floor level, comprising the following approximate net internal areas:

Ground:	310 sq ft	28.80 sq m
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Rent

£10,000 per annum exclusive.

Tenure

The unit is available by way of new effective full repairing and insuring lease.

Rates

Rateable Value: £7,000

UBR (2023/24): £0.499

Rates Payable: £3,493 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Service Charge

The estimated service charge for 2023/2024 is £2,037.

Legal Costs

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

EPC Rating

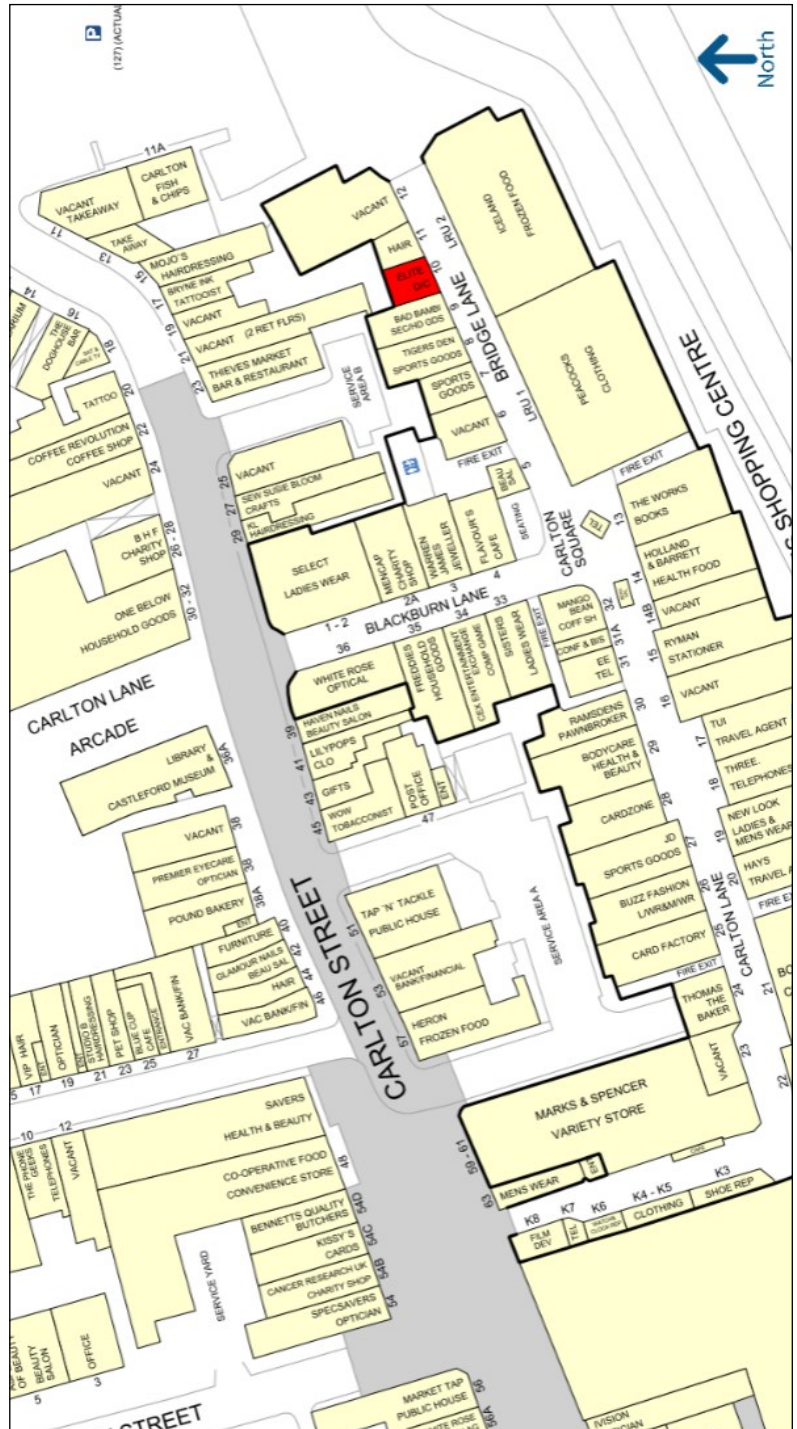
Available on Request.

Further Information & Viewing

Viewing strictly by appointment with Savills or our Joint Agents.

AML

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