

RETAIL UNIT TO LET

CASTLEFORD

Unit 12 Carlton Lanes Shopping Centre



- 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 **JD Sports**, **Peacocks**, **Boots**, **The Works** and **Card Factory**.
- The unit is situated on the entrance to the scheme and a large surface car park is located directly in front of the unit (300 plus spaces).

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

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Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground: 2,763 sq ft 256.69 sq m

First: 3,274 sq ft 304.16 sq m

Rent

On Application.

Tenure

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

Rates

Rateable Value: £31,750

UBR (2023/24): 0.499

Rates Payable: £15,843.25

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

Service Charge

The tenant will be liable for service charge and insurance costs. (Please enquire for further information.)

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 appointed with Savills or our Joint Agents.

AML

Savills are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue and Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospect purchase before the transaction can proceed.

Contact

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