

# CASTLEFORD

Unit 14B 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 occupies a prominent pitch overlooking Carlton Square.

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## Accommodation

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

Ground: 413 sq ft 38.37 sq m

First: 68 sq ft 6.32 sq m

## Rent

On Application.

## Tenure

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

## Rates

Rateable Value: £12,250

UBR (2023/24): 0.499

Rates Payable: £6,112.75

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

## Service Charge

The estimated service charge for 2023/2024 is £4,493.

## 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

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

**Steve Henderson**

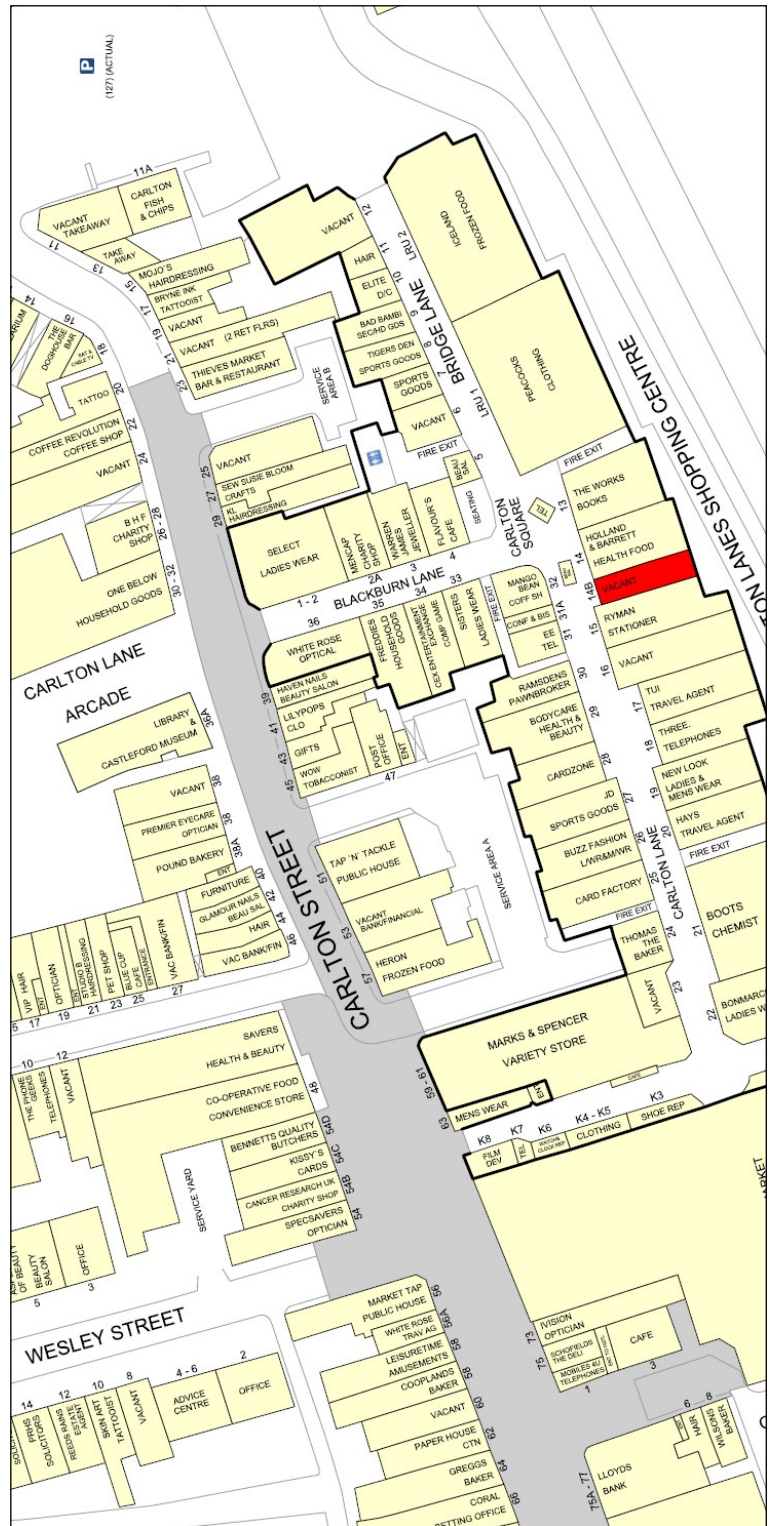
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**or Our Joint Agents**

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February 2024

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