

RETAIL UNIT TO LET

CASTLEFORD

Unit 19 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 JD Sports, and Iceland.
- Other retailers within the centre include, Holland and Barrett, TUI, Body Care, Peacocks, Boots, The Works and Card Factory.

SAVILLS LEEDS

3 Wellington Place
LEEDS LS1 4AP

[savills.co.uk](https://www.savills.co.uk)

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Accommodation

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

Ground:	1,330 sq ft	123.56 sq m
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First:	580 sq ft	53.88 sq m
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Rent

£25,000 per annum.

Tenure

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

Rates

Rateable Value: £33,250

UBR (2023/24): 0.499

Rates Payable: £16,591.75

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

Service Charge

The Tenant will be liable for service charge costs of approximately £12,500 per annum.

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

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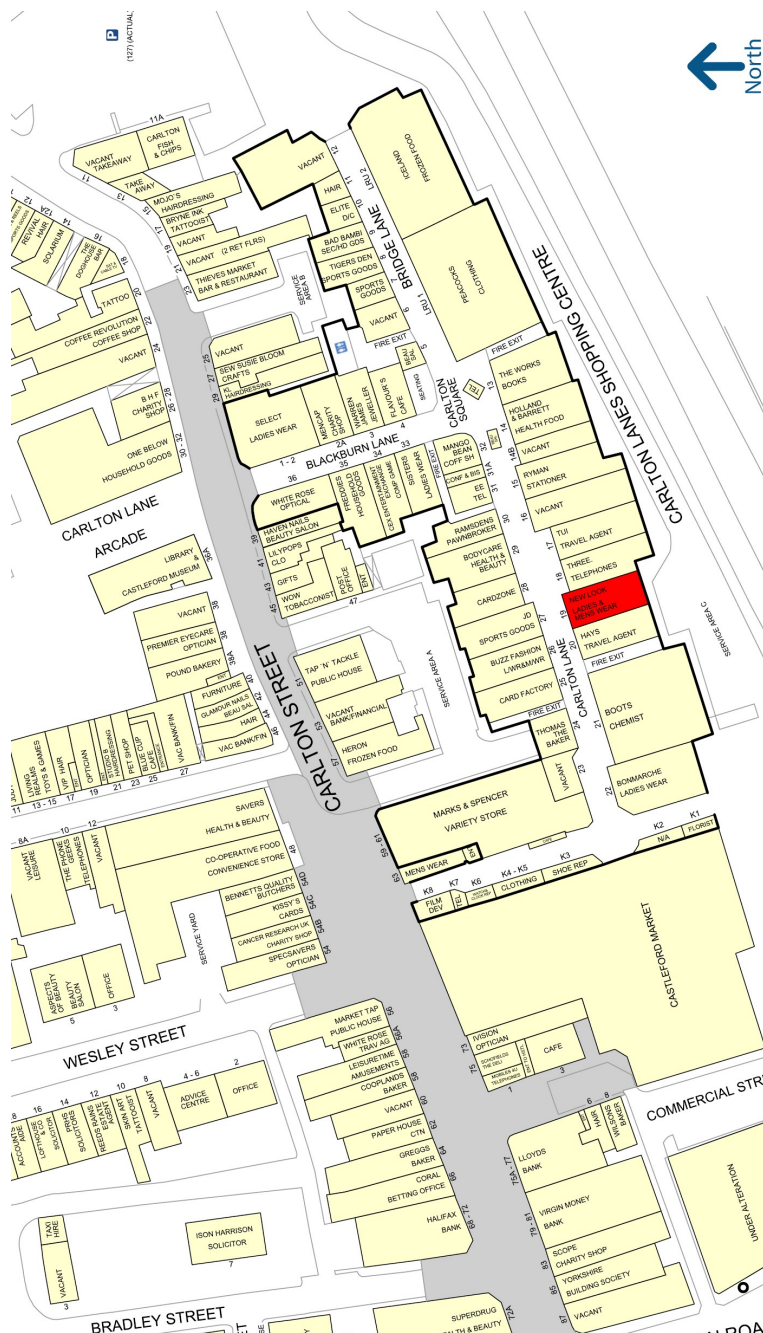
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April 2024

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