

RETAIL UNIT TO LET

CASTLEFORD

Unit 31 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.
- Other retailers within the centre include Iceland, Holland and Barrett, JD Sports, Peacocks, Boots, The Works and Card Factory.
- The unit also benefits from a large surface car park (300 plus spaces).

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 levels, comprising the following approximate net internal areas:

Ground:	429 sq ft	39.76 sq m
First:	418 sq ft	38.83 sq m

Rent

£15,000 per annum.

Tenure

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

Rates

Rateable Value:	£11,750
UBR (2023/24):	0.499
Rates Payable:	£5,863.25

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

Service Charge

The estimated service charge cost for 2023/2024 is £5,564 payable by the tenant.

Legal Costs

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

EPC Rating

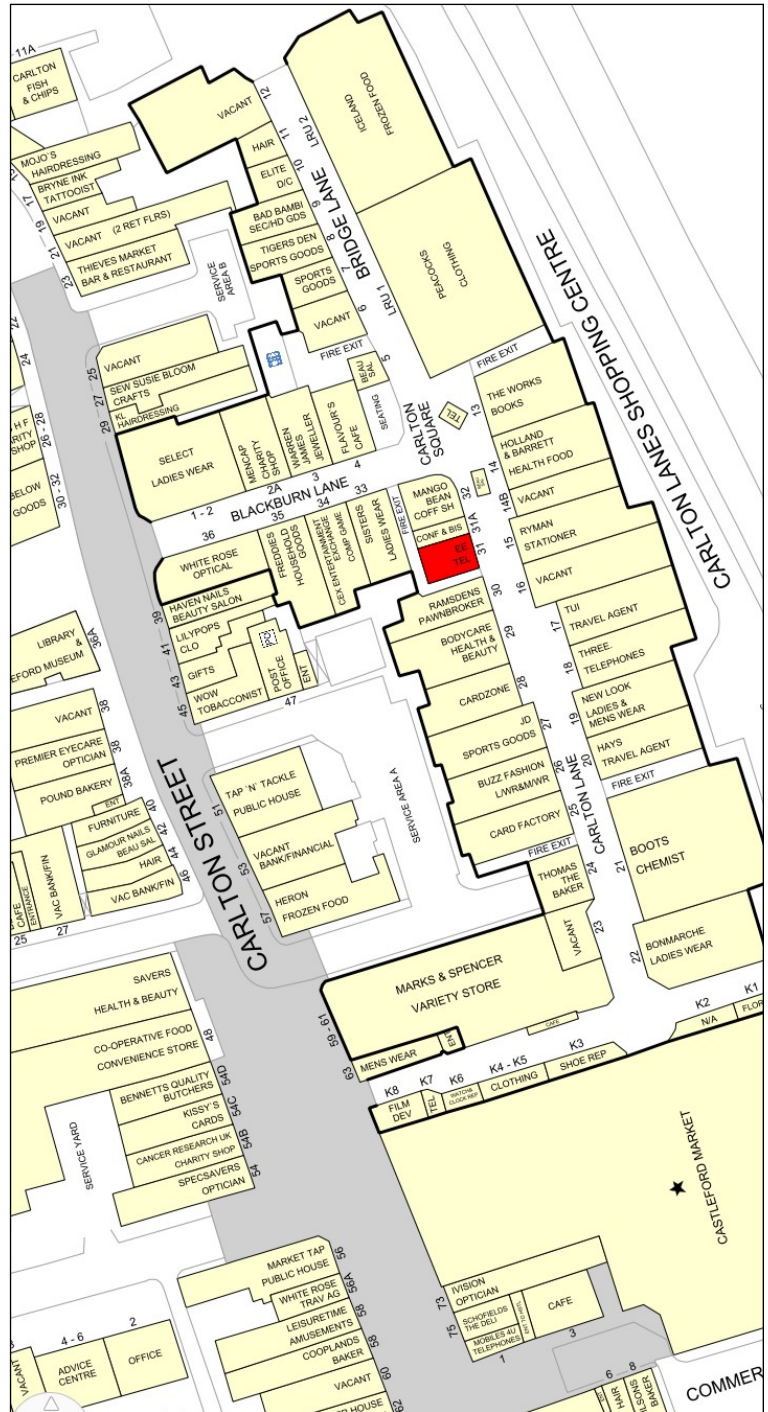
Available on Request.

Further Information & Viewing

Viewing strictly by appointment with Savills or our Joint Agents.

AML

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Contact

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