

## Leeds Road, Allerton Bywater



**£2,200 Per Month**



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Based in Castleford, on the bustling Leeds Road, this commercial property presents an exceptional opportunity for entrepreneurs and businesses alike. With its prime location, the property is ideally situated to attract a diverse clientele, making it perfect for a multitude of business ventures.

The surrounding area is known for its dynamic atmosphere, offering a blend of residential and commercial spaces that contribute to a thriving community. This location benefits from excellent transport links, ensuring easy access for both customers and suppliers. The potential for foot fall is significant, providing an advantageous setting for any business looking to establish itself in a competitive market.

A blank canvas for imaginative minds to create a bespoke space tailored to the specific needs of the area. Whether you envision a retail outlet, a café, perhaps a Children's play area, or an office, the possibilities are endless.



- PRIME business location
- Close to school facilities
- Multi Use Building
- Wide Range of Business Opportunities
- Community Rooms
- Kitchen Facilities
- Communal Toilet Areas
- Parking for up to 10 Cars
- EPC Rating D

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**

### Front view

Outside of this potentially business viable building there is an access ramp as well as stairs and parking for several cars.

### Entrance Lobby

14'10" x 6'3" (4.53 x 1.92)

The entrance lobby has access to the available rooms.

### Community Room One

26'2".229'7" x 28'5" (8..70 x 8.68)

The first of two community rooms has a large open plan feel with windows offering light from the side of the building. There is a fire door and access to a useful storage area. Four wall mounted electric radiators and a tv point. The serving hatch is fed through from the kitchen.

### Community Room Two

27'2" x 19'5" (8.29 x 5.93)

The large second community room also is a useful space ready to be applied to a multitude of business opportunities. With windows to the side bringing in light and access to the toilet areas

### Ladies WC

7'4" x 2'8" (2.25 x 0.82)

Ladies toilet facilities consisting of two Low Level toilets and two wash basins. With a wall mounted electric heater.

### Male WC

7'4" x 2'7" (2.25 x 0.81)

The mens toilet facilities consist of two low level toilets and two wash basins. With a wall mounted electric heater.

### Disabled WC

6'2" x 6'8" (1.88 x 2.05)

With a low level toilet wall mounted wash basin. With a window to the front of the property.

### Office One

9'9" x 6'9" (2.99 x 2.07)

Office space is offered for any business use either administration or a small family room. With a single window to the front of the building.

### Office Two

8'4" x 9'9" (2.56 x 2.99)

The second office area contains a wall mounted electric radiator and window to the front of the building.

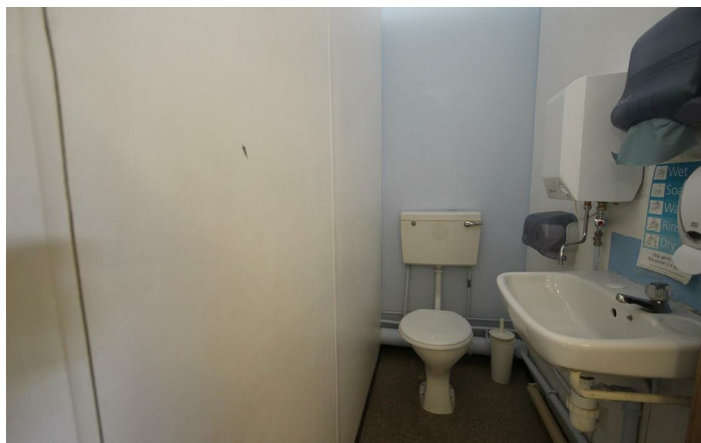
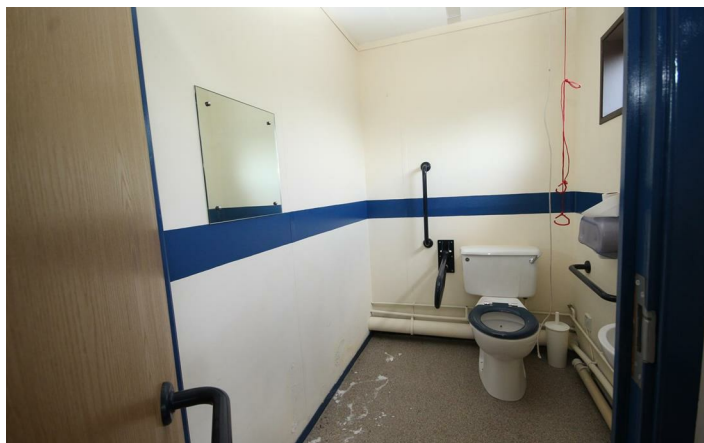
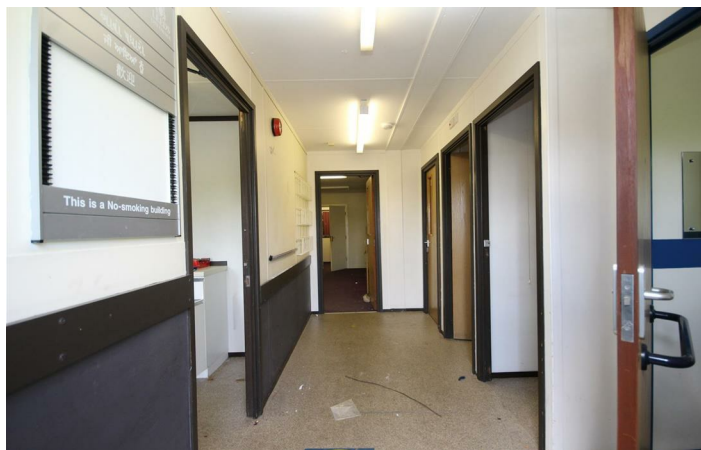
### Kitchen

9'9" x 8'10" (2.99 x 2.70)

The fully fitted kitchen area contains a range of white wall and base units, a single sink drainer. An electric cooker point. A wall mounted electric boiler and a large window letting in ample daylight.

### Parking

With parking for up to 10 vehicles at the front of the building.

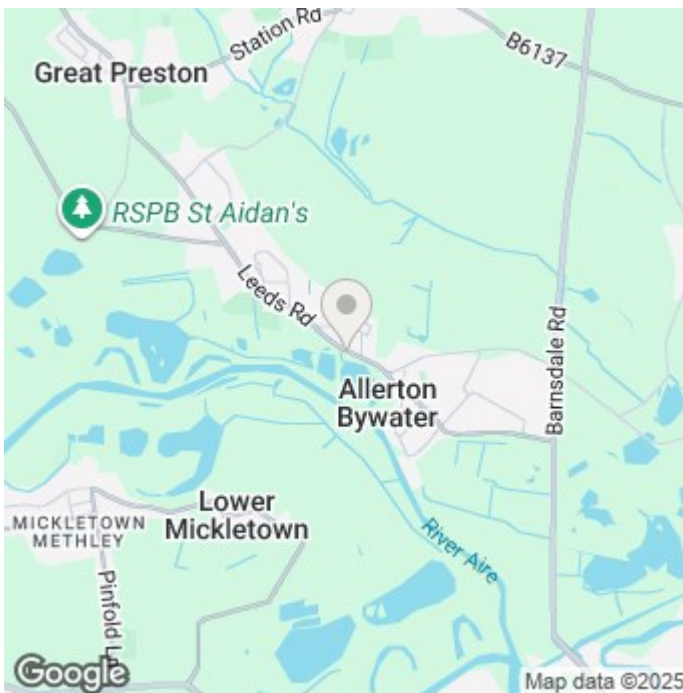


## Floor Plan

GROUND FLOOR  
1836 sq.ft. (170.6 sq.m.) approx.



TOTAL FLOOR AREA: 1836 sq.ft. (170.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
Made with Metropix iDroid



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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