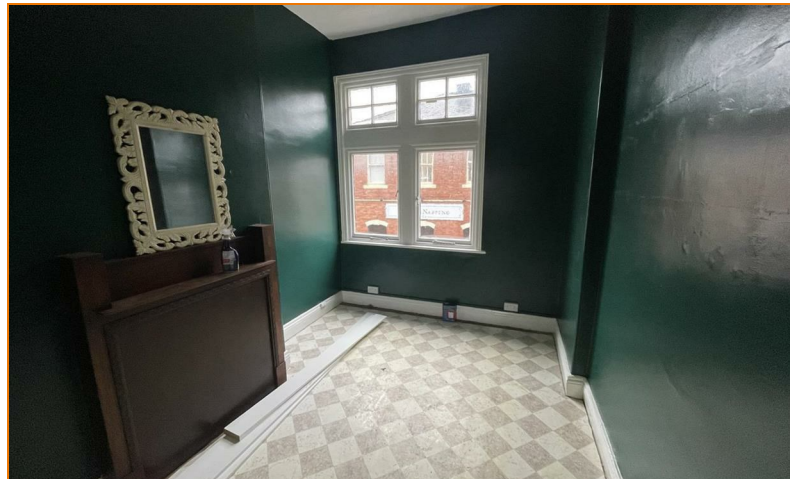
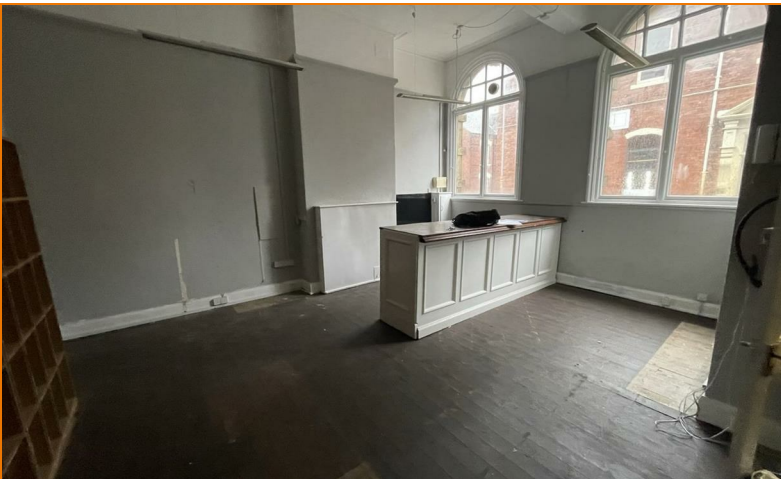




# BOULTONS



£7,000 Per Annum

Bank Street Castleford WF10 1HZ

# Ground & First Floor, 12a & 12b Bank Street, Castleford, WF10 1HZ

GROUND & FIRST FLOOR CASTLEFORD TOWN CENTRE PREMISES - To Let

A two storey commercial property which is suitable for a variety of potential uses.

Approx 1,130 sq ft

## ENTRANCE VESTIBULE

A bright and airy entrance space with stairs leading to the ground and first floor areas.

## GROUND FLOOR

### ROOM 1

12'8" x 6'8" (3.86 x 2.03)

### ROOM 2

21'5" x 13'1" (6.53 x 3.99)

### ROOM 3

7'3" x 7'2" (2.21 x 2.18)

### ROOM 4

15'8" x 11'2" (4.78 x 3.40)

## KITCHEN

11'4" x 9'4" (3.45 x 2.84)

## WC

8'6" x 5'1" (2.59 x 1.55)

## FIRST FLOOR

### ROOM ONE

8'2" x 6'3" (2.49 x 1.93)

### ROOM TWO

15'8" x 10'4" (4.8 x 3.15)

### ROOM THREE

14'4" x 9'3" (4.37 x 2.84)

## STORE ROOM

5'6" x 4'9" (1.68 x 1.45)

With plenty of shelving

## AGENTS NOTES

The property is in need of some maintenance including plastering, decoration and electric testing which will be completed prior to the lease commencing.

## WC AND WASHBASIN

8'0" x 8'0" (2.46 x 2.46)

Comprising of low level flush wc and hand wash basin.

## EPC RATING - D

## TERM

Effective full repairing and insuring lease, term negotiable.

## USE

Use class E.

## SERVICES

Applicants should satisfy themselves in respect of the services within the building as no guarantee or warranty can be given as to their suitability or effectiveness.

## SERVICE CHARGE

There is a service charge payable quarterly to cover external repairs, internal communal areas and the fire alarms. The service charge budget for 2024 is £10,500 with the tenant for this property being liable for an estimated 16.7% = £1,753.50.

There is separate buildings insurance payable. The proportion for this property is 16.7% of £3,401.38 = £568.03 per year paid on demand.

## LEGAL COSTS

The in-going tenant is to be responsible for a contribution towards the Landlord's costs in respect of the preparation of the lease and its counterpart up to £500 plus Vat.

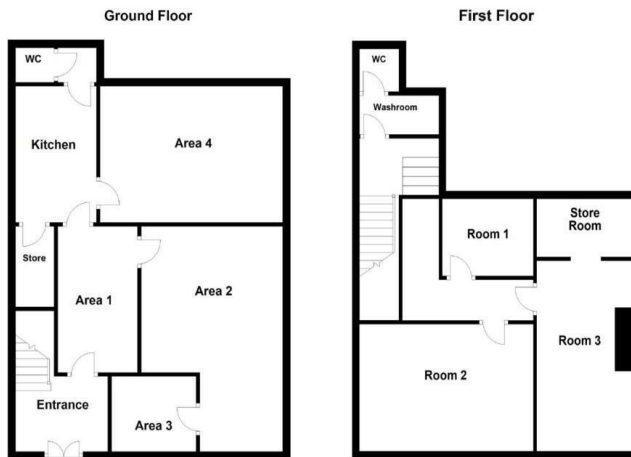
## VIEWING

By appointment with Boultons. Please telephone 01484 515029.

## APPLICATIONS

To apply for the property please write to or email Boultons, 54 John William Street, Huddersfield, HD1 1ER or [dave.wood@boultons-cs.co.uk](mailto:dave.wood@boultons-cs.co.uk)

Applications are subject to a £150.00 inc VAT application fee.



BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
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