



BOULTONS



£4,600 Per Annum

Bank Street Castleford WF10 1HZ

Ground Floor, 12a Bank Street, Castleford, WF10 1HZ

GROUND FLOOR CASTLEFORD TOWN CENTRE PREMISES - To Let

A self contained GROUND FLOOR unit with 4 separate areas, kitchen area and wc. The unit is suitable for a VARIETY OF OCCUPIERS.

Approx 660 sq ft

ENTRANCE VESTIBULE

A shared bright and airy entrance space.

AREA 1

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

AREA 2

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

AREA 3

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

AREA 4

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

KITCHEN

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

WC

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

AGENTS NOTES

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

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 9.7% = £1,018.50.

There is separate buildings insurance payable. The proportion for this property is 9.7% of £3,401.38 = £329.93 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.

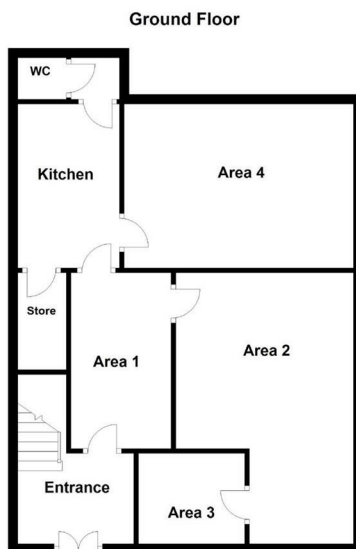
VIEWING

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

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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