

# HUNTERS®

HERE TO GET *you* THERE



## HUNTERS®

SALES & LETTINGS



Leeds Road

Glasshoughton, Castleford, WF10 5JT

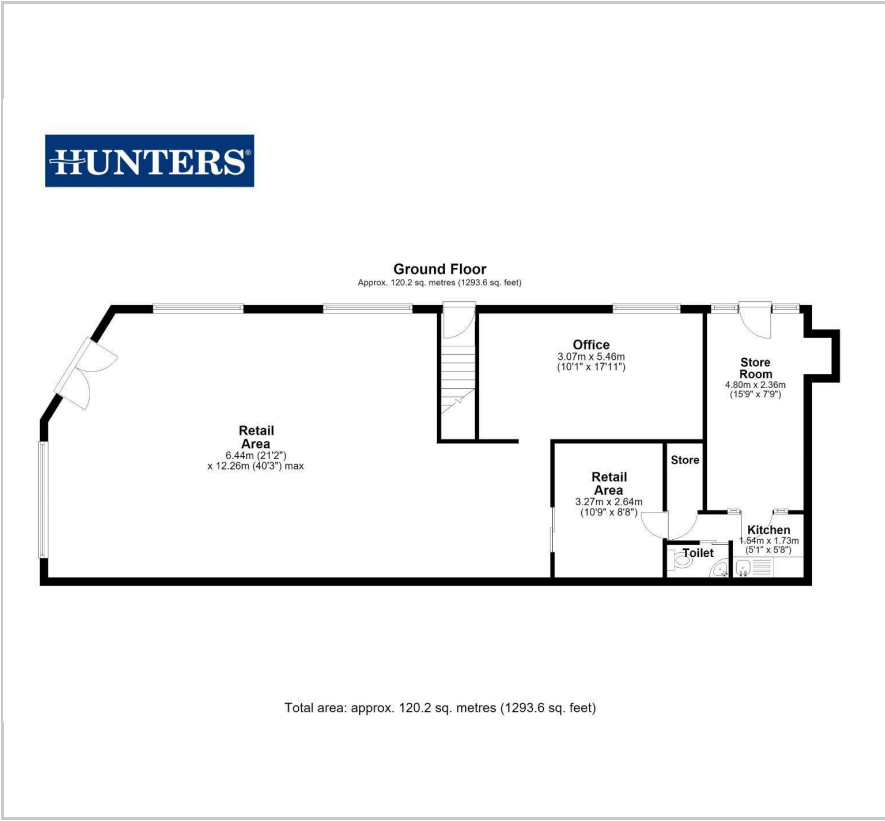
£2,500 Per Month



Council



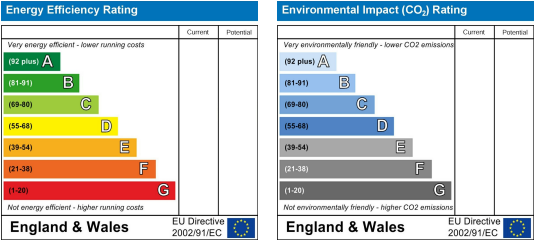
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- Long Term Lease Available
- Very Prominent Location
- 120 sqm in Total
- 80+ sqm Retail Space
- Suitable for a range of commercial uses
- Deposit £2500
- EPC Rating TBC
- Business Rates TBC



OUTSTANDING POSITION ON PROMINENT ROUNDABOUT IN COMMERCIAL HOT SPOT - 120m2 IN TOTAL - FLEXIBLE LAYOUT THAT WOULD SUIT A WIDE RANGE OF USES

Hunters are pleased to present to market this very versatile and well presented commercial premises just on the outskirts of the town of Castleford in this up and coming commercial hot spot!

The property itself has a large double aspect frontage. The main retail area at the front is circa 80m2 with additional retail area and separate office behind but the partition wall between these 2 spaces can be easily removed or repositioned to suit a new tenants needs. At the rear is a Kitchen area, separate toilet facilities and further storage.

To the outside at the front is ample off street parking.

The property must be viewed to full appreciate the versatility on offer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

6 Bank Street, Castleford, WF10 1HZ  
Tel: 01977604600 Email: castlefordlettings@hunters.com <https://www.hunters.com>

MATERIAL INFORMATION

- Tenure:
- Lease Years Remaining:
- Annual Ground Rent:
- Review Period:
- Review Increase:
- Service Charge:
- Shared Ownership:
- Ownership Share: