

Retail Unit To Let

30-32 Carlton Street, Castleford, WF10 1AB

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS

£poundstretcher every penny counts...



The UK's only DISCOUNT pet store

- Prime town centre retail property
- 318.3m² (3,426ft²) of retail space
- Total size of 981.5m² (10,564ft²)
- Awaiting EPC Rating
- Centrally located and opposite Carlton Lanes Shopping Centre
- Local and national occupiers nearby

Rent of £50,000 per annum

LOCATION

The property is positioned on Carlton Street being the principle town centre retail location within Castleford.

The property benefits from good nearby public parking provision and is opposite one of the main entrances to the Carlton Lanes Shopping Centre.

The street benefits from notable prime high street retailers including Santander, Savers, Cooperative Food amongst others. Carlton Street is effectively pedestrianised during shopping hours.

DESCRIPTION

The property comprises a large retail unit having frontage to the main Carlton Street with ground floor retail space and extensive first floor storage space.

ACCOMMODATION

Ground Floor Retail	318.3m ²	3,426ft ²
Ground Floor Stockroom	183.4m ²	1,974ft ²
First Floor Stores and Ancillary	467.6m ²	5,033ft ²
Basement	12.2m ²	131ft ²
Total	981.5m²	10,564ft²

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop	£57,500	£28,980

We are advised that the rateable value of the premises as at 1 April 2017 is £57,500 and we have estimated the actual rates payable for the current year above. This is based on the standard Small Multiplier of 50.4p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

Awaiting EPC Rating.

TERMS

The unit is being offered to let on a full repairing and insuring lease with an asking rent of £50,000 (Fifty Thousand Pounds) per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact David Cran at Bradley Hall.

Tel: 0113 223 4868

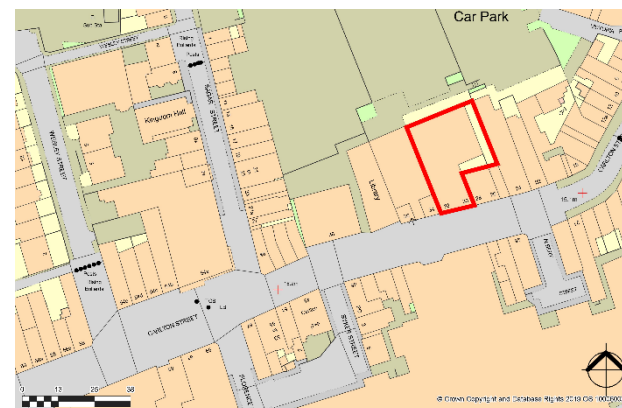
Email: David.cran@bradleyhall.co.uk

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

**IMPORTANT NOTICE**

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458
1 Hood Street, Newcastle upon Tyne, NE1 6JQ



0.3 miles to Castleford Train Station (5 minute walk)



Carlton Lanes Shopping Centre car park and Bridge Street car park 2 mins walk away



Bus Stops located on nearby Bridge Street with Castleford Station 0.3 miles away