



Bowcliffe

## RETAIL UNIT TO LET



41 CARLTON STREET  
CASTLEFORD  
WF10 1AS

## LOCATION

The property is situated on Carlton Street in Castleford town centre, close to the entrance of Carlton Lanes Shopping Centre. Nearby occupiers include Marks & Spencer, Heron Foods, Poundstretcher and Pound Bakery.

## DESCRIPTION

The property comprises a ground floor retail unit with first floor storage, providing the following approximate net internal accommodation: -

GF Sales	410sqft	38sqm
FF Storage	363sqft	33sqm

## LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

£15,000pa plus VAT.

## RATES

The property is assessed as;

Rateable Value	£10,500
UBR	£0.499
Rates payable	£5,239.50pa

Interested parties should verify these figures with the Wakefield City Council Business Rates Department (telephone: 01924 306090).

Business rates relief may be available, subject to status.

## EPC

An EPC has been prepared and is available upon request.

## LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

## VIEWING

All enquires should be via the sole agents, Bowcliffe Chartered Surveyors.

For further information or to make arrangements to view, please contact:

Jeff Robertson  
Tel: 0113 245 2452  
Email: jr@bowcliffellp.com

Date of Particulars: July 2020

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

Bowcliffe for themselves and for the vendor(s) or lessor(s) of this property whose agents they are given notice that; (i) These particulars do not constitute, nor constitute part of, an offer or contract, (ii) All details are given in good faith and are believed to be correct but any intending purchaser or lessee must satisfy themselves as to the correctness of the details and must not rely upon them as statements or representations of fact, (iii) No person employed by Bowcliffe has any authority to make or give any representation or warranty in relation to this property, (iv) Unless otherwise stated all prices and rents are quoted exclusive of VAT, (v) These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.