



Bowcliffe

RETAIL UNIT TO LET*



(*subject to vacant possession)

**46 CARLTON STREET
CASTLEFORD
WF10 1BA**

LOCATION

The property is situated on Carlton Street in Castleford town centre, close to the entrance to Carlton Lanes Shopping Centre, at the corner of Sagar Street.

Nearby occupiers include Marks & Spencer, Greggs and Savers Chemists.

DESCRIPTION

The property is arranged on ground and first floor providing the following approximate net internal accommodation:-

GF	600sqft	56sqm
FF	599sqft	56sqm

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

£20,000 excl.

RATES

The property is assessed as;

Rateable Value	£13,250
UBR	£0.491
Rates payable	£6,505.75
*Small Business	£3,795

From 1st April 2023 the RV will be reduced to £10,500

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

*Small business rates relief may be available subject to status.

EPC

A copy of the EPC 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 2452/07973833085
Email: jr@bowcliffellp.com

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.

Date of Particulars: January 2023