



# Bowcliffe

## SHOP TO LET

276sq ft (26sqm)



5 VICKERS STREET  
CASTLEFORD  
WF10 4AA

## LOCATION

The property is situated on Vickers Street, opposite a surfaced car park on Cambridge Street in Castleford town centre, accessed from Lower Oxford Street.

## DESCRIPTION

Ground floor corner unit providing the following approximate net internal accommodation: -

Ground Floor	276sqft	25.6sqm
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## LEASE

The premises are available from April 2022, by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## RENT

£7,800pax.

## EPC

An EPC has been prepared and is available upon request.

## RATES

The property is assessed as;

Rateable Value	£2,375
UBR	£0.499
Rates payable	£1,185

Interested parties should verify these figures with the Wakefield District Council.

## LEGAL COSTS

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

## VIEWING

All enquiries 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

### 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 2022