



Bowcliffe

FIRST & SECOND FLOOR  
TO LET  
(May Split)



89-93 CARLTON STREET  
CASTLEFORD  
WF10 1EE

## LOCATION

The property is situated in Castleford town centre on the principal retail thoroughfare of Carlton Street. Nearby occupiers include Wilkos, Brighthouse and Marks & Spencer.

## DESCRIPTION

The property comprises a large, 3 storey retail unit.

The ground floor has recently been let to Mere, a discount supermarket operator.

The available accommodation is arranged on two upper floors, providing the following approximate net internal floor areas:-

First Floor	10,920sqft	1,015sqm
Second Floor	9,124sqft	848sqm

## 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

From £3psf.

## RATES

The property is being reassessed for rates following the letting of the ground floor.

## EPC

An EPC is available upon request.

## LEGAL COSTS

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

## VIEWING

All enquiries should be via the 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](mailto:jr@bowcliffellp.com)

Alternatively contact our joint agent  
Dresler Smith – 0113 245 5599

Date of Particulars: June 2021

### THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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