



Bowcliffe

TO LET  
(MAY SELL)  
89-93 CARLTON STREET  
CASTLEFORD  
WF10 1EE



## LOCATION

The property is situated in Castleford town centre on the prime Carlton Street.

Nearby occupiers include Wilkos, Brighthouse and Marks & Spencer.

## DESCRIPTION

The property is arranged on ground and two upper floors providing the following approximate net internal accommodation:-

Ground Floor	12,605sq ft	1,171sqm
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.

Alternatively, the long leasehold interest may be available; details upon request.

## RENT

Upon application.

## RATES

The property is assessed as follows;

Rateable Value	£128,000
UBR	£0.493
Rates payable	£63,104

Interested parties should verify these figures with the Wakefield City Council Business Rates Department.

## 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: October 2018

## 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.