



Bowcliffe

PRIME SHOP TO LET



45 CARLTON STREET
CASTLEFORD
WF10 1AS

LOCATION

The property is situated on Carlton Street within Castleford Town Centre in close proximity to the entrance to the Carlton Lanes Shopping Centre.

Nearby occupiers include Marks & Spencer, Greggs, Pound World, Crawshaws and Pound Bakery.

ACCOMMODATION

The shop is arranged on ground and first floor providing the following approximate net internal areas:

Ground Floor Sales:	410 sq ft	38 sq m
First Floor:	418 sq ft	39 sq m

LEASE

The shop is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£15,000pax

SUBJECT TO CONTRACT

RATES

Rateable Value	£11,750
UBR (2017/18)	£0.466
Rates payable	£5,475

100% small business relief is available, subject to status.

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

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 enquiries should be via the sole agents, Bowcliffe LLP. For further information or to make arrangements to view, please contact:

Bowcliffe (Tel: 0113 245 2452)
Contact: Jeff Robertson
jr@bowcliffellp.com

Date of particulars: Aug 2018

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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