

Retail Unit to Let

Castleford

Unit 31 Carlton Lanes Shopping Centre



Savills Leeds

3 Wellington Place
Leeds
LS1 4AP

savills.co.uk



Location

- Castleford is situated approximately 11 miles north of Wakefield and 16 miles south east of Leeds. The town has a population of 45,351 (Census, 2021).
- Carlton Lanes Shopping Centre represents prime pitch in Castleford and is adjacent to the popular market open 6 days per week.
- The centre provides 101,000 sq ft of retail accommodation and attracts 4.2 million shoppers a year.
- The scheme also benefits from a large surface car park (300 plus spaces).
- Other retailers within the centre include **Iceland, Holland and Barrett, JD Sports, Peacocks, Boots, The Works** and **Card Factory**.

Accommodation

The property is arranged over ground and first floors. Approximate net internal areas are:

Ground Floor:	429 sq ft	39.76 sq m
First Floor:	418 sq ft	38.83 sq m

Tenure

The unit is available by way of new effective full repairing and insuring lease.

Rent

£15,000 per annum.

Service Charge

The estimated service charge cost for 2025/2026 is £6,284 payable by the tenant.

Rates

Rateable Value: £11,000
UBR 2026/27: £0.382
Rates Payable: £4,202

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Available on Request.

Legal Costs

Each party is to be responsible for the own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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CASTLEFORD

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