

Retail Unit to Let

# Castleford

## Unit 10 Carlton Lanes Shopping Centre



### Savills Leeds

3 Wellington Place  
Leeds  
LS1 4AP

[savills.co.uk](http://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**.
- The subject premises are located opposite **Iceland**, nearby **Peacocks**.

## Accommodation

The property is arranged over ground floor only.  
Approximate net internal areas are:

Ground Floor:	310 sq ft	28.8 sq m
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## Tenure

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

## Rent

£10,000 per annum exclusive.

## Service Charge

The estimated service charge cost for 2025/2026 is £2,300 payable by the tenant.

## Rates

Rateable Value: £7,000  
UBR 2026/27: £0.382  
Rates Payable: £2,674

*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.

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## Viewing & further information

Strictly by prior arrangement only with:

### Josh Howe

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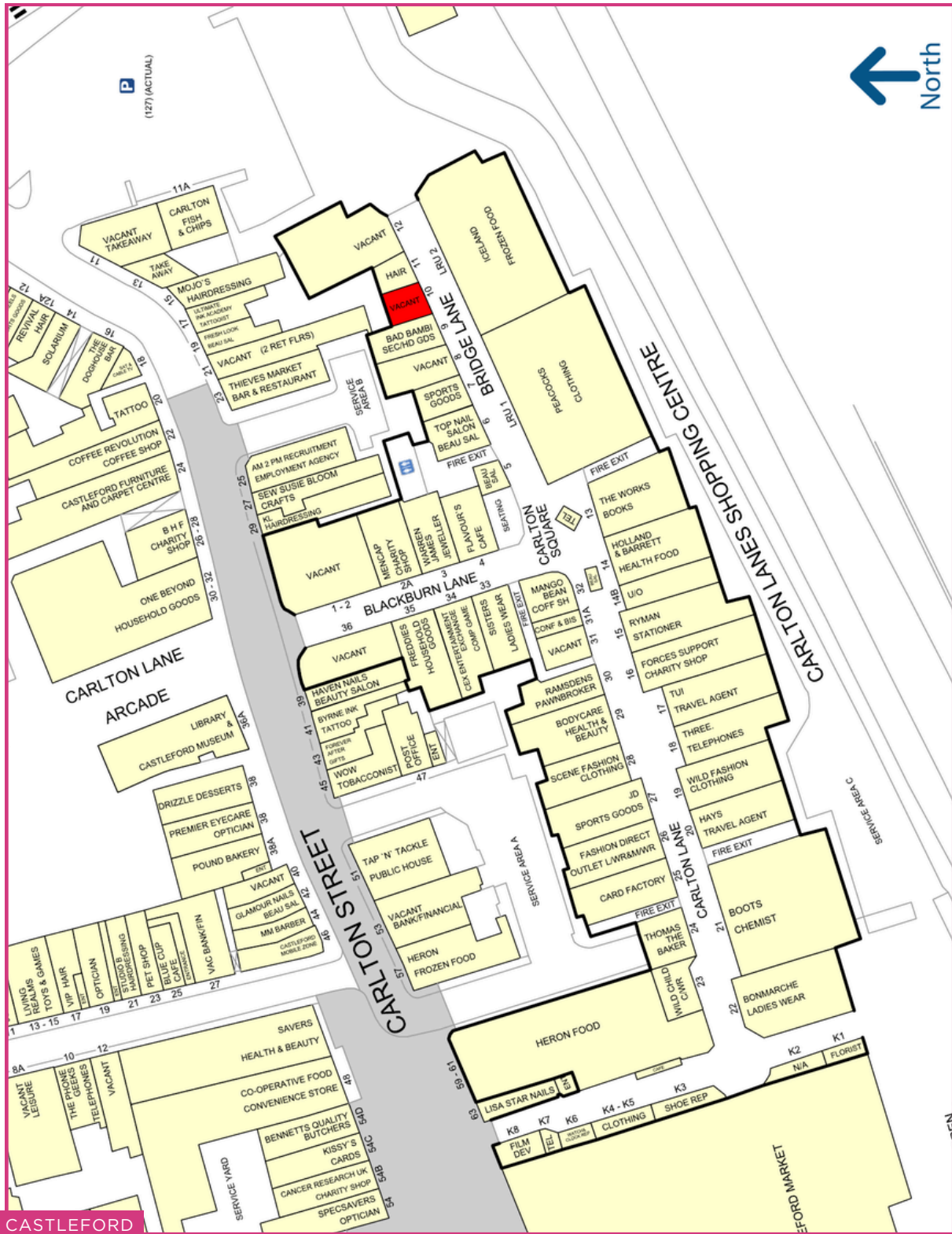
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