



15-27 Albion Street
Castleford, WF10 1EG

TOWN CENTRE RETAIL UNIT

5,819 sq ft
(540.60 sq m)

- Potential for many uses
- New lease - flexible terms
- Good location



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Summary

Available Size	5,819 sq ft
Rent	£40,000 per annum
Rates Payable	£11,477 per annum
Rateable Value	£23,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

The property comprises a large ground floor retail unit set within a purpose built retail block fronting Albion Street. Internally the accommodation is arranged to provide an open plan sales area with separate storage, toilet and kitchen area to the rear and side. Loading is available from the rear.

Location

Castleford is situated in the heart of West Yorkshire approximately ten miles south east of Leeds and six miles east of Wakefield. The property is located fronting Albion Street close to the main bus station. Other occupiers within the immediate vicinity include Papa John's, Admiral and William Hill.

Accommodation

The accommodation comprises the following area:

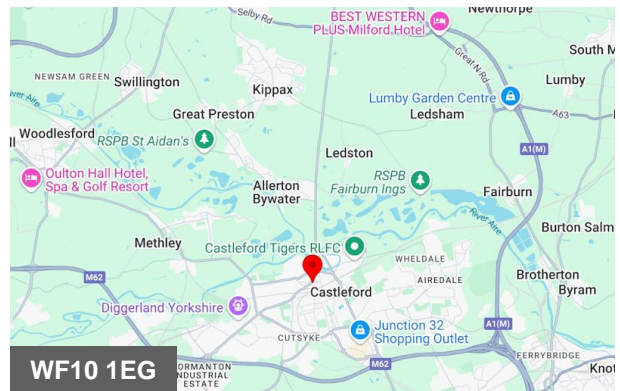
Name	sq ft	sq m
Ground	5,819	540.60
Total	5,819	540.60

Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a commencing rental of £40,000 per annum exclusive of business rates, service charge, insurance, utility costs, VAT and all other outgoings.

Planning

We understand the property currently benefits from E Class planning consent. Interested parties are advised to check with the local authority.



Viewing & Further Information



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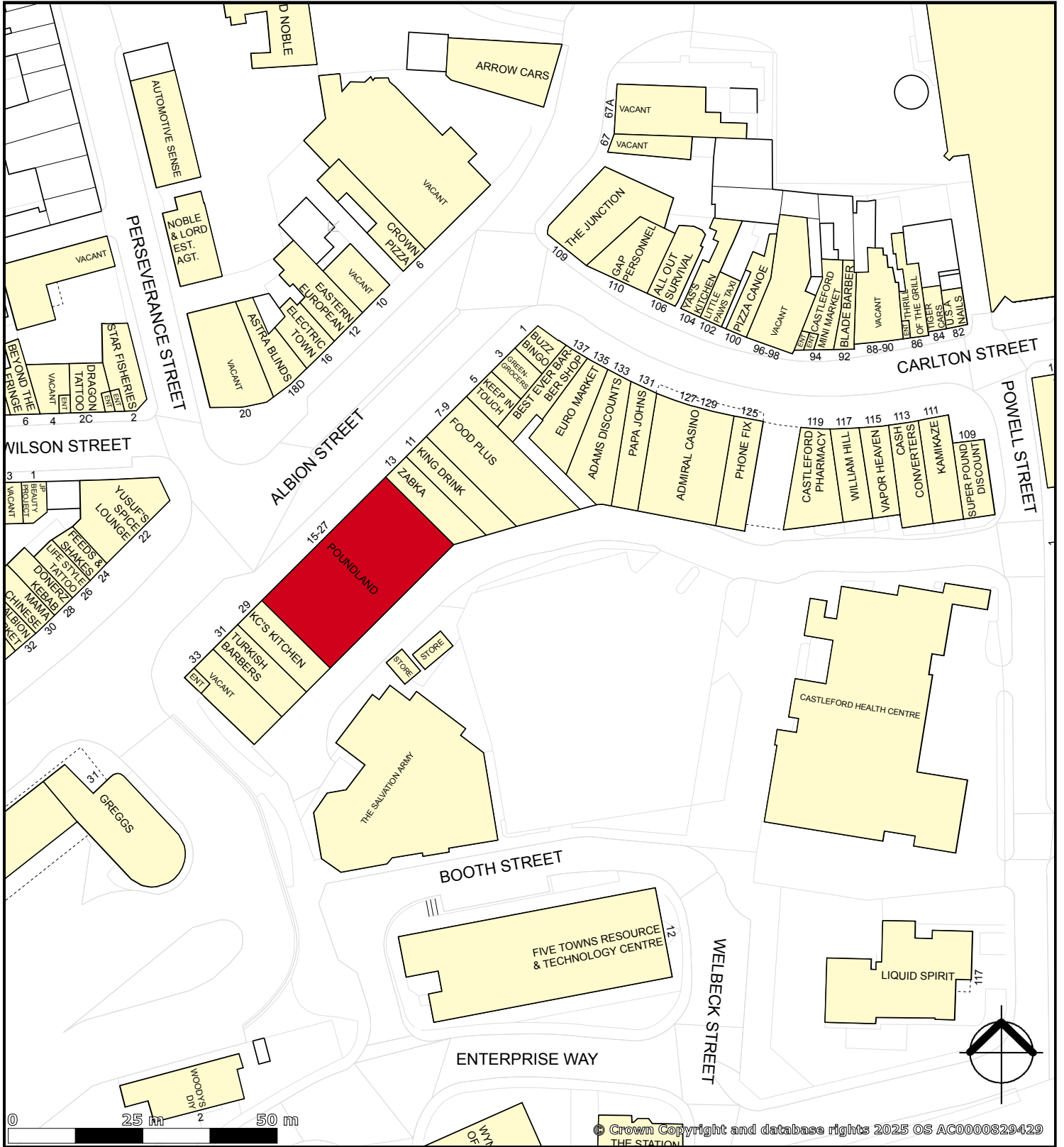


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Plotted Scale - 1:1,000