

# CASTLEFORD

Unit 14B Carlton Lanes Shopping Centre



## Key Highlights

- 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, which provides 101,000 sq ft of retail accommodation and attracts 4.2 million shoppers a year, is occupied by national multiples such as Body Care and Iceland.
- Other retailers within the centre include Holland & Barrett, JD Sports and Peacocks.
- A large surface car park is situated at the front of the shopping centre with approximately 300 plus spaces.
- The subject premises occupies a prominent pitch overlooking Carlton Square.

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## Accommodation

The premises are arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground:	413 sq ft	38.37 sq m
First:	68 sq ft	6.32 sq m

## Rent

On Application.

## Tenure

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

## Rates

Rateable Value:	£11,250
UBR (2024/25):	0.499
Rates Payable:	£5,613.75

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

The estimated service charge for 2024/2025 is £4,493.

## Legal Costs

Each party to be responsible for their own legal and professional costs.

## EPC Rating

Available on Request.

## Further Information & Viewing

Viewing strictly by appointed with Savills or our Joint Agents.

## AML

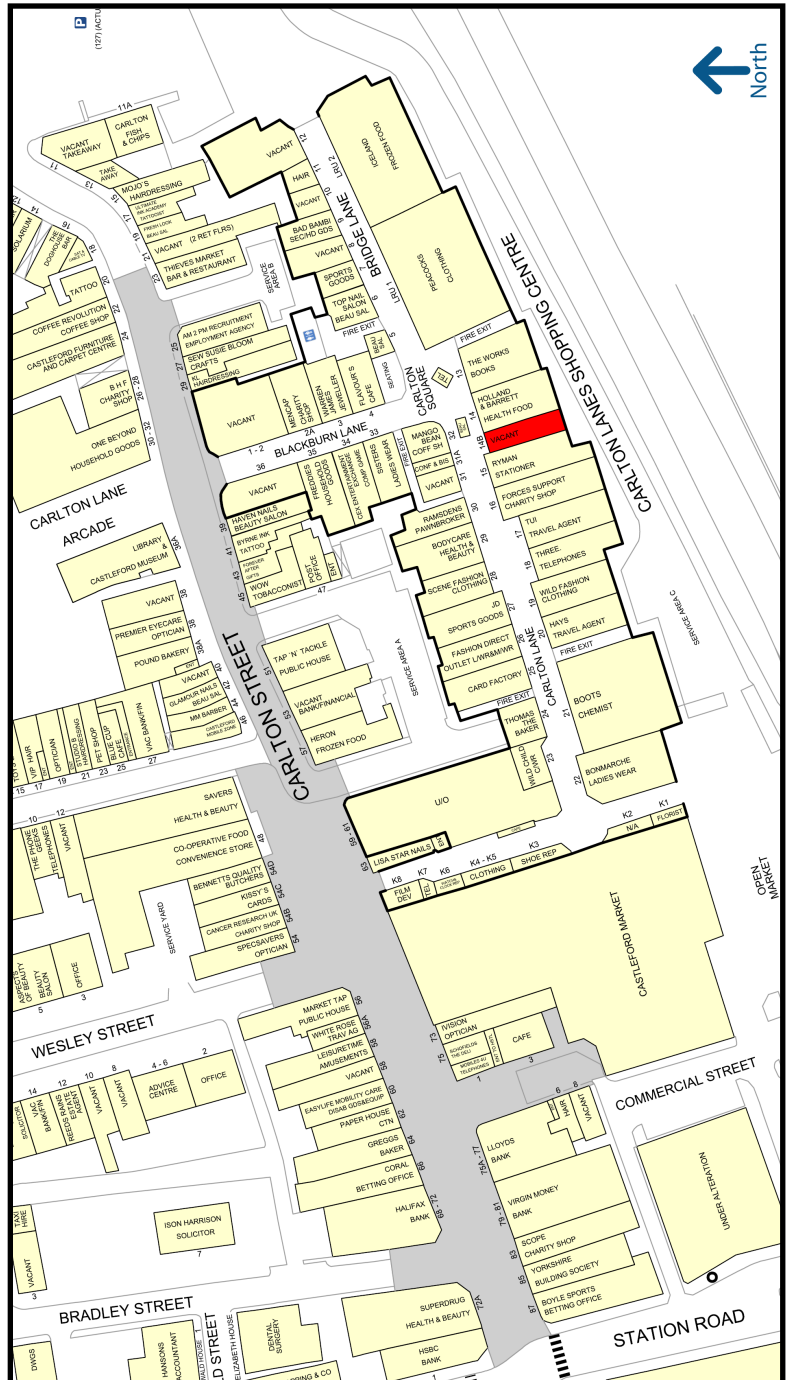
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## Contact

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