

Retail Unit to Let

# Castleford

## Unit 12 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 unit is situated on the entrance to the scheme and a large surface car park is located directly in front of the unit (300 plus spaces).

## Accommodation

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

Ground Floor:	2,763 sq ft	256.7 sq m
First Floor:	3,274 sq ft	304.1 sq m

## Tenure

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

## Rent

On Application.

## Service Charge

The tenant will be liable for service charge and insurance costs.

## Rates

Rateable Value: £31,750  
UBR 2026/27: £0.382  
Rates Payable: £12,128.50

*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:

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