

RETAIL UNIT TO LET

CASTLEFORD

Unit 14A 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 **New Look**, and **Iceland**.
- Other retailers within the centre include **JD Sports**, **Peacocks**, **Boots**, **The Works** and **Card Factory**.
- A large surface car park is situated at the front of the shopping centre with approximately 300 plus spaces.
- The subject property occupies a prominent pitch overlooking Carlton Square and is next to **The Works** and **O2**.

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3 Wellington Place
LEEDS LS1 4AP

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Accommodation

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

Ground: 1,687 sq ft 156.68 sq m

First: 630 sq ft 58.53 sq m

Rent

On Application.

Tenure

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

Rates

Rateable Value: £33,750

UBR (2023/24): 0.499

Rates Payable: £16,841.25

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

Service Charge

The estimated service charge for 2023/2024 is £15,674.

Legal Costs

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

EPC Rating

Available on Request.

Further Information & Viewing

Viewing strictly by appointment with Savills or our Joint Agents.

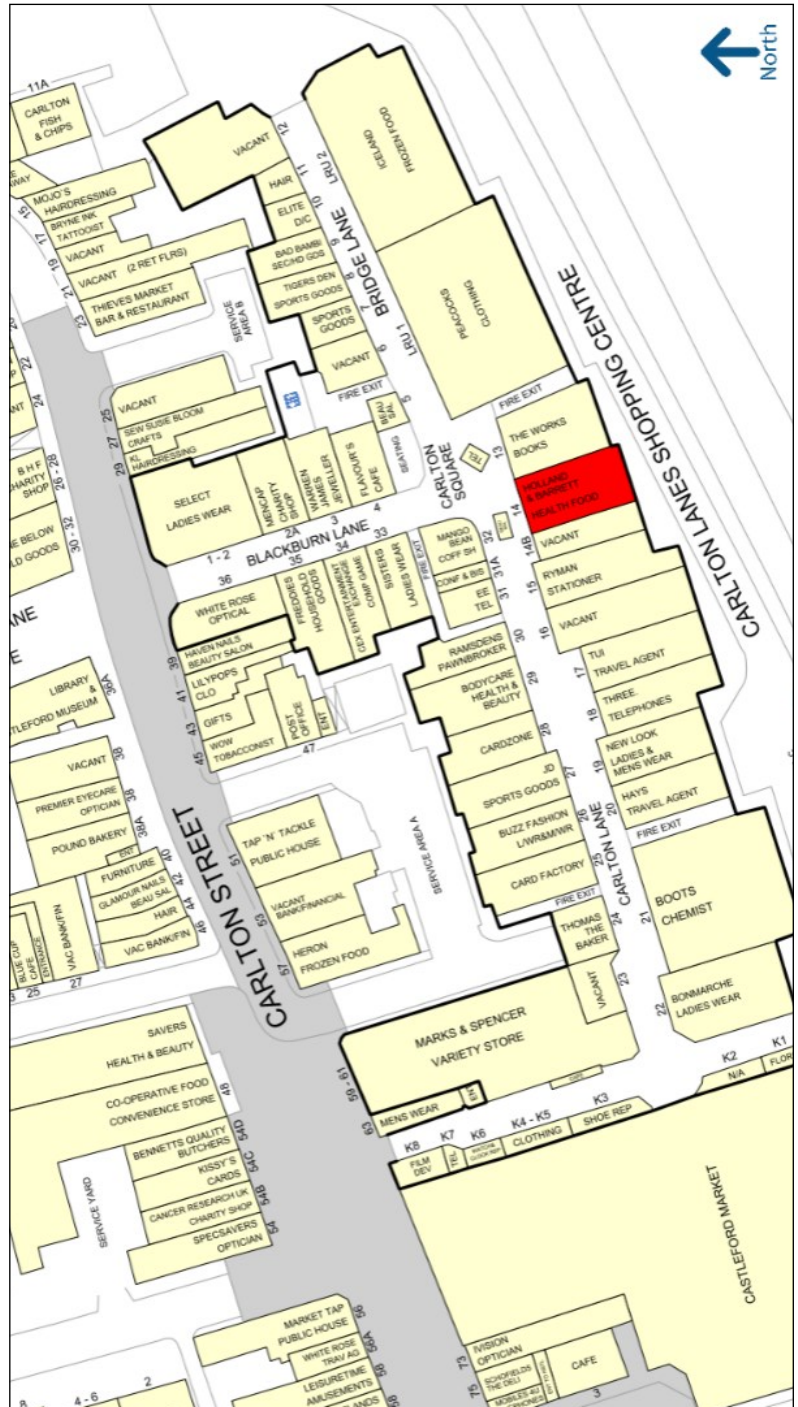
AML

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Contact

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