

RETAIL UNIT TO LET

# CASTLEFORD

Unit 31 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 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.

**SAVILLS LEEDS**

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## Accommodation

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

Ground:	429 sq ft	39.76 sq m
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First:	418 sq ft	38.83 sq m
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## Rent

£15,000 per annum.

## Tenure

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

## Rates

Rateable Value: £11,000

UBR (2025/26): 0.499

Rates Payable: £5,489

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

## Service Charge

The estimated service charge cost for 2025/2026 is £6,284 payable by the tenant.

## Legal Costs

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

## EPC Rating

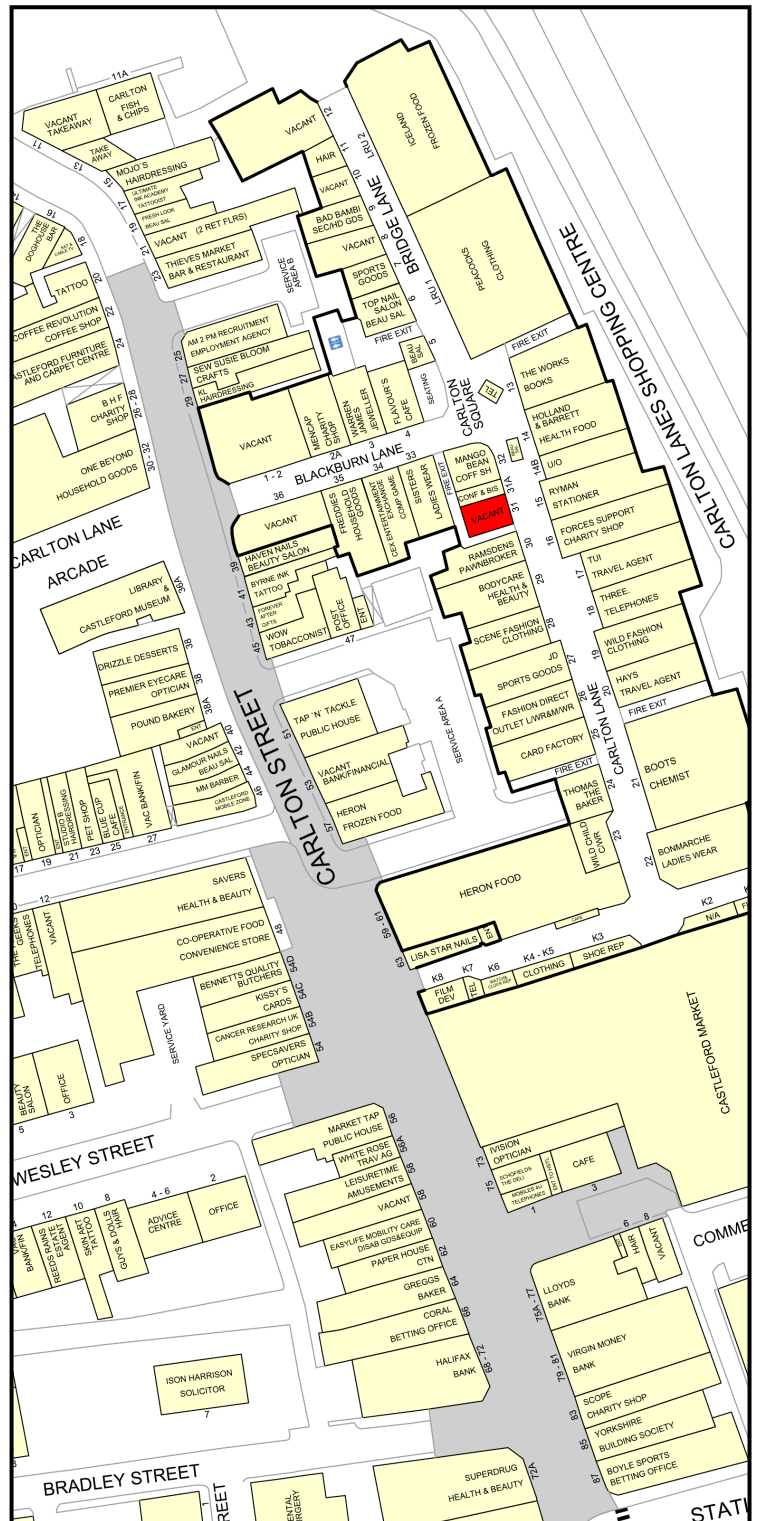
Available on Request.

## Further Information & Viewing

Viewing strictly by appointment with Savills or our Joint Agents.

## AML

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## Contact

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October 2025

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