



## Attractive Town Centre investment

Let to Cancer Research UK

Rent: £25,000pa

Expiry: 15<sup>th</sup> November 2028

Price: O/O £240,000

### Location

Castleford is a historic market town in West Yorkshire with good transport links via rail and road to nearby cities like Leeds (about 12 miles east) and Wakefield.

The property occupies a prominent pitch with a frontage to Carlton Street; the principal, pedestrianised retail street in Castleford. The street is characterised by a mix of local and national tenants including Superdrug, Greggs, and Heron Foods. The Carlton Lanes Shopping Centre is also immediately opposite the property.

### Accommodation

The property comprises a prominent three-storey mid-terrace commercial building in a prime town centre position within Castleford, benefitting from high volumes of passing footfall and an established retail trading environment. The building extends to approximately 136.1 sq m (1,465 sq ft) across three floors and is arranged in an open-plan layout at ground floor with ancillary storage and staff facilities to the upper levels.

The premises extend to the following approximate areas:

Ground Floor: 963 sq ft / 89.5 sqm

First Floor: 188 sq ft / 17.5 sqm

Second Floor: 313 sq ft / 29.1 sqm

### Tenancy

Let to Cancer Research UK until 15<sup>th</sup> November 2028 on a FRI lease at a passing rent of £25,000pa.

### Price

Offers over £240,000

### EPC

On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon



Viewing strictly by appointment with BRITTON PROPERTY -

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