

**83 Carlton Street
Castleford
WF10 1BP**

**Price
£330,000**



TOWN CENTRE INVESTMENT OPPORTUNITY

Annual Rental Income £25,000

- Substantial retail premises in a prime location within Castleford town centre. Lease renewal agreed to Scope for 5 years from March 2020.
- Vacant upper floors.

DESCRIPTION

The property comprises a three storey mid-terrace brick built commercial building situated within the prime retail area of Castleford town centre, and being let to Scope charity shop. The lease renewal was agreed for 5 years from 3 March 2020 at a rent of £25,000 per annum.

The lease relates to the ground floor retail accommodation extending to 131.9m² (1,420ft²) with further storage to the ground floor level and ancillary accommodation to the first floor. Part of the 1st floor and the 2nd floor are vacant.

The property is well located within the town centre in close proximity to the Yorkshire Bank, NatWest and Lloyds, in addition to being within walking distance of Marks and Spencer, Wilkinsons and the town's bus and railway stations.

The property provides a good opportunity for an investor to acquire a singly occupied retail premises let to a good covenant in a prime retail position within the town centre of Castleford.



ACCOMMODATION

■ GROUND FLOOR		
Sales area	131.90m ²	(1,420ft ²)
Storage	13.50m ²	(145ft ²)

■ FIRST FLOOR	145.40m ²	(1,565ft ²)
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Ancillary storage and staff accommodation

■ SECOND FLOOR		
Storage	145.40m ²	(1,565ft ²)

NET INTERNAL FLOOR AREA*	436.20m ²	(4,695ft ²)
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* Floor areas obtained from Valuation Office figures

PRICE
£330,000

TENURE
Freehold

RATEABLE VALUE & UNIFORM BUSINESS RATE
£26,750

This will be charged back by the local Rating Office at the Uniform Business Rate of 50.4p/£ (2019/20).

VIEWING
Contact the sole agents

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LEASES
Lease renewal to Scope for a term of 5 years commencing 3 March 2020. The passing rent is £25,000 per annum.

VAT
VAT is chargeable on the property.

EPC ASSET RATING
tbc

bramleys.com/commercial

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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