

RETAIL PREMISES TO LET



34 Bank Street, Castleford, WF10 1JD



- 393 sq ft (37 sq m)
- Very well presented
- Partitioned reception area
- Separate private treatment room
- Public car park to the rear
- Kitchen and Wc facilities

DESCRIPTION

This is a very well presented retail space which would prove ideal accommodation for a beauty clinic, retailer or office user. Internally, the accommodation offers a larger space with a private treatment room/office to the rear. Along with a separate kitchen and Wc facilities.

LOCATION

The property occupies a well known location on the fringe of the town centre adjacent to Armstrong Haire Dental Practice. To the rear of the premises there is a substantial public car park.



ACCOMMODATION

- Retail area - 16ft 9in x 15ft = 251 sq ft
- Treatment room/Office - 11ft 2in x 9ft 8in = 108 sq ft
- Kitchen - 9ft 8in x 3ft 6in = 34 sq ft

Total net area = 393 sq ft Plus Wc facilities

SUMMARY

RENTAL	£7,500 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£6,900
SMALL BUSINESS RATES RELIEF	Applicable. For more information please contact the local authority on 01977 727121.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C60

VIEWINGS & FURTHER INFORMATION



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.
 Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
 Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
 Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
 All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
 These particulars were updated July 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.