

FIRST FLOOR FORMER RESTAURANT TO LET



First Floor, 38 Carlton Street, Castleford, WF10 1BA



- 1,242 sq ft (115.38 sq m)
- £8,000 per annum
- Suitable for a variety of uses
- Kitchen & Wc facilities
- Excellent high street location
- Spacious retail area
- Located above pound bakery

DESCRIPTION

An opportunity to let a broadly rectangular, first floor former restaurant situated within the heart of Castleford Town Centre surrounded by prominent high street retailers and located above The Pound Bakery.

The premises is accessed off Carlton Street via steps leading up to the accommodation. The premises offers a spacious retail area with toilet facilities and kitchen area to the rear.

The property is suitable for a restaurant or a variety of other uses such as beauty salon, tattoo studio etc subject to receiving the necessary planning consents.



LOCATION

The property occupies a well recognised location within Castleford Town Centre, almost directly opposite the Carlton Lanes Shopping Centre and directly above The Pound Bakery.



ACCOMMODATION

Retail/restaurant area- 19ft x 55ft = 1,045 sq ft
Kitchen- 11ft 6in x 6ft = 69 sq ft
Store- 17ft 6in x 7ft 4in = 128 sq ft

Total Net Internal Area- 1,242 sq ft (Plus Wc facilities)

SUMMARY

RENT	£8,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£6,200
SMALL BUSINESS RATES RELIEF	For more information, please contact the local authority on 01977 727121.
SERVICE CHARGE	Applicable. Further details upon request.
VAT	Not applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	TBC

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 created December 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.