

PRIME RETAIL UNIT TO LET



54B Carlton Street, Castleford, WF10 1AH



- 2,040 sq ft (190 sq m)
- Former butchers shop
- Security shutter to the front
- Additional first floor storage
- Opposite Carlton Lanes Shopping Centre
- Rear loading/yard area

DESCRIPTION

This is arguably one of Castleford's premier trading locations in the heart of the town centre. For many years the premises has been a butchers shop but could easily be utilised for various uses that require a prominent high street location.

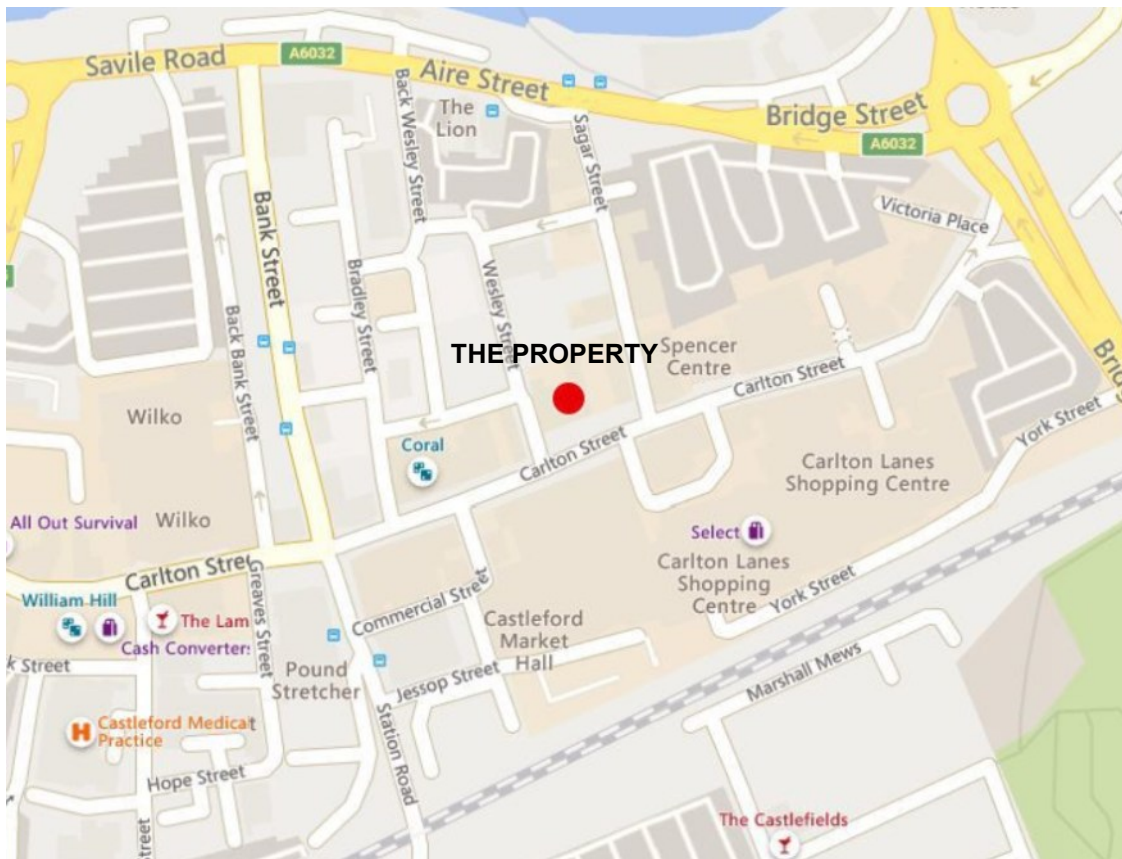
Internally, the accommodation is mainly on two floors. The ground floor offering open plan retail space with staff facilities to the rear. In the past the upper parts have been used for office/storage space.

To the rear of the property there is a service yard allowing easy access for deliveries.

LOCATION

The property fronts on to the precinct, almost opposite the entrance to the Carlton Lane Shopping Centre and close to other major retailers including Specsavers and Heron Foods.

Castleford enjoys a strong local clientele who generally prefer to shop local. The town centre is compact and benefits from having excellent car parking.



ACCOMODATION

GF

Frontage - 17ft

Built depth - 93ft

Ground floor area = 1,560 sq ft

FF

14ft 6in x 13ft 6in = 200 sq ft

Plus Wc's

SF

20ft x 14ft = 280 sq ft

Total net internal area = 2,040 sq ft

SUMMARY

RENT	£19,500 per annum
LEASE	Full Repairing and Insuring.
RATEABLE VALUE	£21,250
SMALL BUSINESS RATES RELIEF	Not applicable. For more information please contact the local authority on 01977 727121.
BUILDINGS INSURANCE	Approx. £795.64
VAT	Applicable.
LEGAL FEES	Each party is responsible for their own legal costs.
EPC	C-74

VIEWINGS & FURTHER ENQUIRIES



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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 April 2025 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.