

GROUND FLOOR RETAIL UNIT TO LET



38A Carlton Street, Castleford, WF10 1BA



- 996 sq ft (92.53 sq m)
- £15,000 per annum
- Suitable for a variety of uses
- Staff kitchen & Wc facilities
- Excellent high street location
- Spacious retail area
- Rear service yard

DESCRIPTION

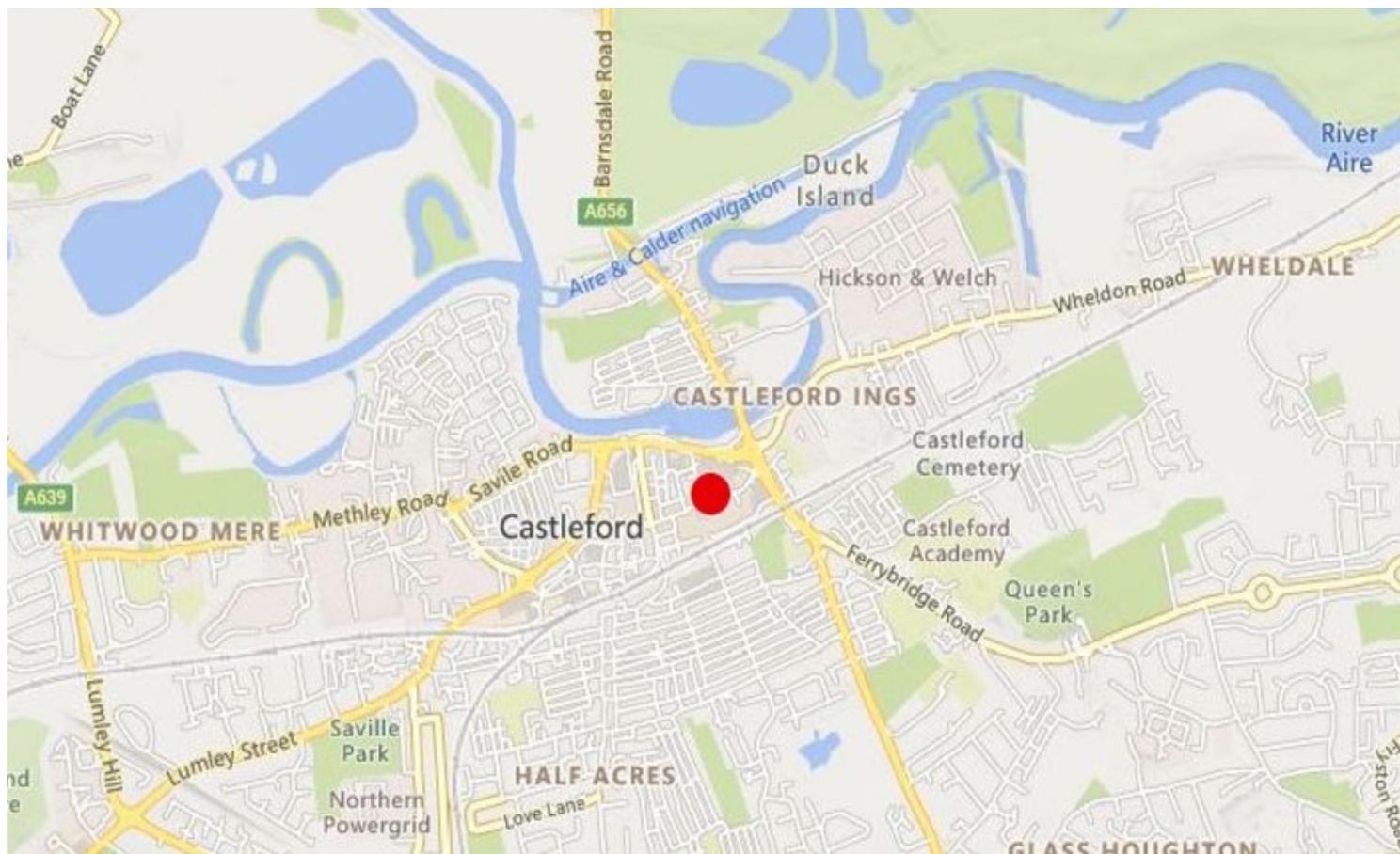
An opportunity to let a former bakery in the heart of Castleford Town Centre.

The property is broadly rectangular with an open plan retail area to the ground floor with kitchen, staff areas, Wc and rear access. The property has the benefit of a rear shared service yard.

The property would prove ideal for a variety of uses subject to landlord and planning approval.

LOCATION

The property occupies a well recognised location within Castleford Town Centre, almost directly opposite the Carlton Lanes Shopping Centre and directly adjoining Premier Eyecare and Drizzle Deserts.



ACCOMMODATION

Retail Area- 30ft 10in x 14ft 1in = 434 sq ft
11ft 2in x 5ft 5in = 60sq ft

Rear area - 12ft 2in x 19ft 5in = 236 sq ft
Rear staff area - 10ft 5in x 13ft 5in = 140 sq ft
Staff kitchen - 14ft x 9ft = 126 sq ft

**Net internal area- 996 sq ft (92.53 Sq M)
(plus Wc facilities)**

SUMMARY

RENT	£15,000 per annum
LEASE	Full Repairing and Insuring basis.
RATEABLE VALUE	£18,750
SMALL BUSINESS RATES RELIEF	Not applicable. 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	C63

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 August 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.