West Yorkshire WF10 1BP







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For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Property Information

Freehold Retail Investment

- Entirely Let to Yorkshire Building Society on an extended lease until January 2028 (subject to option)
- Attractive 3 storey building
- Prime position on pedestrianised retail thoroughfare
- Close to Carlton Lanes Shopping Centre
- Nearby occupiers include Co-operative Food, Halifax, Lloyds Bank, HSBC, Greggs and Papa Johns

Auction Lot 37

2nd November 2023

Rent Status £23,000 per Annum Exclusive Available

Sector **Auction Venue** High Street Retail Live Streamed Auction

Location

Miles 11 miles south-east of Leeds city centre, 34 miles north of

Sheffield city centre

M62, A1 (M), A63 Roads Rail Castleford Station Air Leeds Bradford Airport

Situation

Castleford is a historic market town some 11 miles south of Leeds city centre. The property is located on the southern side of Carlton Street, the town's prime pedestrianised retail thoroughfare. Castleford Market Hall, home to more than 80 traders, is located immediately adjacent with an outdoor market on Carlton Street also trading four days a week. Carlton Lanes Shopping Centre is also located nearby and houses retailers including JD Sports, Iceland, New Look and Warren James . Other nearby occupiers include Co-operative Food, Halifax, Lloyds Bank, HSBC, Greggs and Papa Johns.

Tenure

Freehold

Description

The property comprises an attractive 3 storey building arranged with a banking hall on the ground floor together with ancillary accommodation on the first and second floors. The upper floors may be suitable for change of use subject to obtaining vacant possession and the necessary consents.

VAT

VAT is not applicable to this lot.

Completion Period

Six week completion

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First Second	Banking Hall Ancillary Ancillary	135.50 45.30 35.90	(1,458) (468) (386)	YORKSHIRE BUILDING SOCIETY (1)	5 years from 06/01/2023 (2)	£23,000
Total Approximate Floor Area		216.70	(2,312) (3)			£23,000

⁽¹⁾ Yorkshire Building Society is one of the UK's largest and most successful building societies with over 250 branches and local agencies across the whole country, with assets worth over £42 billion (www.ybs.co.uk)

⁽²⁾ The lease provides for a tenant option to determine the lease on 06/01/2026.

⁽³⁾ The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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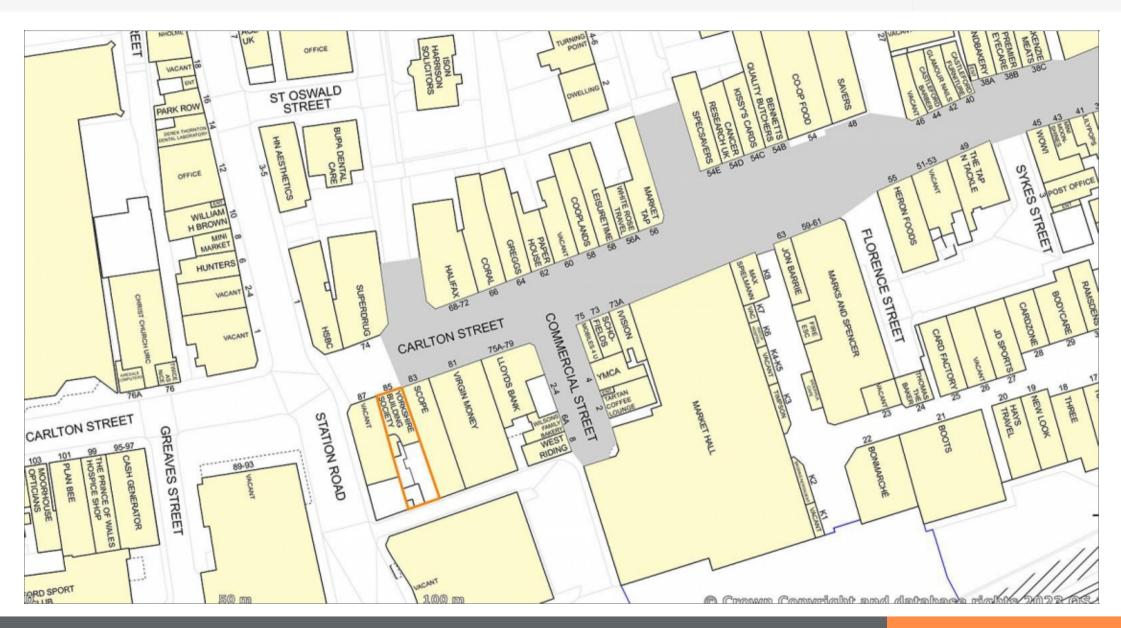




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Seller's Solicitors

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