

**Lot 37, 85 Carlton Street, Castleford,**  
**West Yorkshire WF10 1BP**

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



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## 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

#### Lot

37

#### Auction

2nd November 2023

#### Rent

£23,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

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

#### Roads

M62, A1 (M), A63

#### 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

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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
<b>Total Approximate Floor Area</b>		<b>216.70</b>	<b>(2,312) (3)</b>			<b>£23,000</b>

(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](http://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](http://www.voa.gov.uk)).

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## Contacts

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