

RETAIL UNIT TO LET, SUBJECT TO VACANT POSSESSION

CASTLEFORD

Unit 36 Carlton Lanes Shopping Centre



Key Highlights

- Castleford is situated approximately 11 miles north of Wakefield and 16 miles south east of Leeds. The town has a population of 45,351 (Census 2021).
- Carlton Lanes Shopping Centre represents prime pitch in Castleford and is adjacent to the popular market open 6 days per week.
- The centre provides 101,000 sqft of retail accommodation and attracts 4.2 million shoppers a year, is occupied by national multiples such as JD and Iceland.
- Other retailers include Holland & Barrett, Peacocks and Boots.
- A large surface car park is situated at the front of the shopping centre with approximately 300 plus spaces
- The unit is located next to the shopping centre's exit to Carlton Street

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3 Wellington Place
LEEDS LS1 4AP

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Accommodation

The property is arranged over ground floor level, comprising the following approximate net internal areas:

Ground:	1,068 sq ft	99.18 sq m
First Floor:	1,090 sq ft	101.2 sq m

Rent

£25,000 per annum exclusive

Tenure

The unit is available by way of new effective full repairing and insuring lease, subject to vacant possession.

Rates

Rateable Value:	£31,000
UBR (2025/26):	£0.499
Rates Payable:	£15,469 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Service Charge

The estimated service charge cost for 2025/2026 is £16,730 payable by the tenant.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

EPC Rating D

Further Information & Viewing

Viewing strictly by appointed with Savills or our Joint Agents.

AML

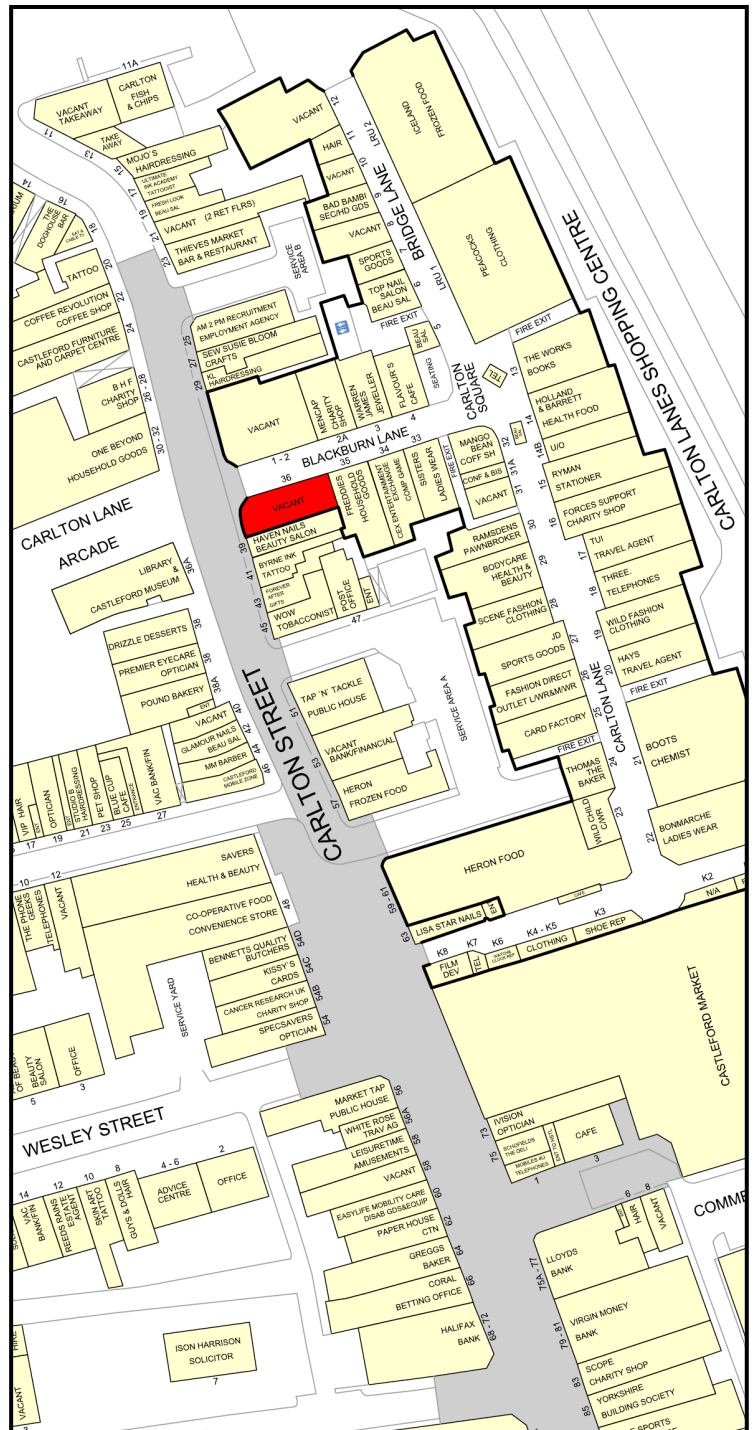
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October 2025

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