

Castleford **99 Carlton Street** **West Yorkshire** **WF10 1DX**

- **Town Centre Freehold Shop Investment**
- Let to Caversham Finance Ltd until 2023 (1)
- Town centre location
- No VAT applicable
- Rent Review 2018
- Current Rent Reserved
£25,000 pa

ON THE INSTRUCTIONS OF R L DUKES, I D GREEN AND D Z KELLY AS ADMINISTRATORS



Tenure

Freehold.

Location

Castleford is a market town with a population of some 39,000 and is located some 10 miles south-east of Leeds and 20 miles south-west of York. The town has good road communications being adjacent to the M62 and A1(M).

The property is situated on the south side of Carlton Street in the town centre, opposite a large Wilkinsons Store, and close to a number of public car parks.

Occupiers close by include Cash Generator (adjacent), Barclays Bank, HSBC, Poundstretcher, Coral, Yorkshire Building Society and Superdrug amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with first floor ancillary accommodation.

The property provides the following accommodation and dimensions:

Gross Frontage	6.05 m	(19' 10")
Net Frontage	5.25 m	(17' 3")
Shop & Built Depth	22.45 m	(73' 9")
First Floor	55.20 sq m	(594 sq ft)

Tenancy

The entire property is at present let to CAVERSHAM FINANCE LTD for a term of 10 years from 22nd October 2013 at a current rent of £25,000 per annum. The lease provides for a rent review and tenant's option to determine the lease at the 5th year (1). The lease contains full repairing and insuring covenants.

Tenant Information

No. of Branches: 190+ nationwide.

Website Address: www.brighthouse.co.uk

For the year ended 31st March 2013, Caversham Finance Ltd reported a turnover of £276m, a pre-tax loss of £20.99m, shareholders' funds of £86.74m and a net worth of £78.9m. (Source: riskdisk.com 09.06.2014.)

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Katie Guest, Addleshaw Goddard. Tel: 0113 209 2578 e-mail: katie.guest@addleshawgoddard.com