

**Castleford**  
**1-7 (Odd) Ferrybridge Road**  
**West Yorkshire**  
**WF10 4JQ**

- **Freehold Shop, Café and Leisure Investment**
- Comprises two shops, a pool club and café
- Located in a local parade
- Total Current Rents Reserved  
**£37,820 pa**



**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 Motorway and A1(M).  
The property is situated on the north side of Ferrybridge Road, at the roundabout junction with Bridge Street (A656).  
Occupiers close by include Kwik Fit, Iceland, Argos and a number of local traders.

**Description**

The property is arranged on ground and first floors providing two shop units, a snooker club and café with party room.

**VAT**

VAT is applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

**Energy Performance Certificate**

For EPC Rating please see website.

No.	Present Lessee	Accommodation (Floor Areas Provided by Seller)			Lease Terms	Current Rent £ p.a.	Reversion
5A	William Rylatt Carpets Limited	Gross Frontage	15.00 m	(49' 3")	5 years from 05.02.2018	£10,000 p.a.	Reversion 2023
		Net Frontage	13.60 m	(44' 7")			
		Shop Depth and Built Depth	16.80 m	(55' 2")			
		Ground Floor (2)	117.98 sq m	(1,270 sq ft)			
Ground Floor	S Smith (t/a Mr Q's Leisure)	Ground Floor (2)	371.6 sq m	(4,000 sq ft)	5 years from 01.05.2018 (1)	£10,400 p.a. (1)	Reversion 2023
First Floor	S Roebuck and R Robson (t/a Castleford Cue Club)	First Floor (2)	371.6 sq m	(4,000 sq ft)	5 years from 01.05.2018 subject to a schedule of condition	£10,400 p.a.	Reversion 2023
7A & 7B	P Meers (t/a Beds 2 Go Express)	Ground Floor (2)	148.08 sq m	(1,594 sq ft)	2 years from 01.12.2017	£7,020 p.a.	Reversion 2019
		<b>Total</b>	<b>1,009.26 sq m</b>	<b>(10,864 sq ft)</b>	<b>Total £37,820 p.a.</b>		

(1) The tenant has three months rent free and three months half rent which the Vendor will top up from completion to the expiry of the half rent period.  
Please refer to the special conditions of sale.  
(2) Not measured by Allsop. Floor areas provided by the Vendor.

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** S Collins, Keith Harvey & Co. Tel: 01858 464327 e-mail: [sarah@keithharveyandcompany.co.uk](mailto:sarah@keithharveyandcompany.co.uk)