



### 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 in the heart of the town centre, on the north side of the pedestrianised Carlton Street opposite Marks & Spencer. Other occupiers close by include Co-operative Food (adjacent), William Hill, Santander, Heron Frozen Foods, The Carlton Square Shopping Centre and the local market.

### Description

The property is arranged on ground, mezzanine and first floors to provide a large ground floor corner retail unit with ancillary accommodation on the mezzanine and first floors above.

The property provides the following accommodation and dimensions:

Gross Frontage	9.30 m	(30' 6")
Net Frontage	8.95 m	(29' 4")
Shop Depth	31.50 m	(103' 4")
Built Depth	37.15 m	(121' 10")
Ground Floor	312.55 sq m	(3,363 sq ft)
Mezzanine Floor	20.05 sq m	(215 sq ft)
First Floor	276.15 sq m	(2,975 sq ft)
Total	608.75 sq m	(6,553 sq ft)

### Tenancy

The entire property is at present let to SAVERS HEALTH & BEAUTY LTD, by way of a lease renewal for a term of 5 years from 27th October 2016 at a current rent of £55,000 per annum. The lease contains full repairing and insuring covenants.

### Tenant Information

Website Address: [www.savers.com](http://www.savers.com)

For the year ended 31st December 2016, Savers Health & Beauty Ltd reported a turnover of £416.708m, a pre-tax profit of £36.319m, shareholders' funds of £28.957m and a negative net worth of £46.07m. (Source: Experian 25.10.2017.)

### 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

EPC Rating 83 Band D (Copy available on website).

## Castleford

### Unit 2

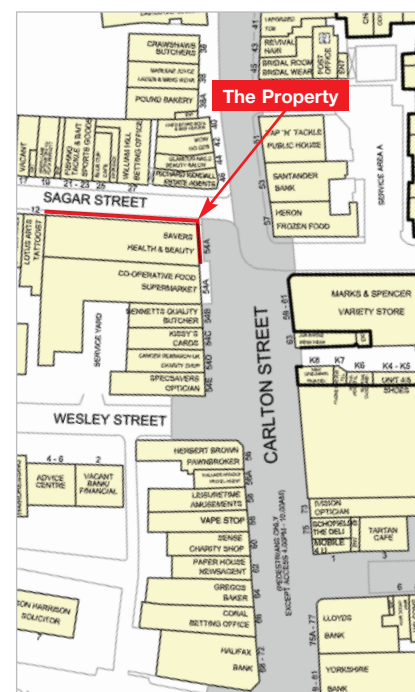
### 54 Carlton Street

### West Yorkshire

### WF10 1AH

- **Freehold Shop Investment**
  - Let to Savers Health & Beauty Ltd
  - Pedestrianised town centre corner position
  - Adjacent to Co-operative Food and opposite Marks & Spencer
  - Reversion 2021
  - Current Rent Reserved
- ## £55,000 pa

**SIX WEEK COMPLETION AVAILABLE**



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

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