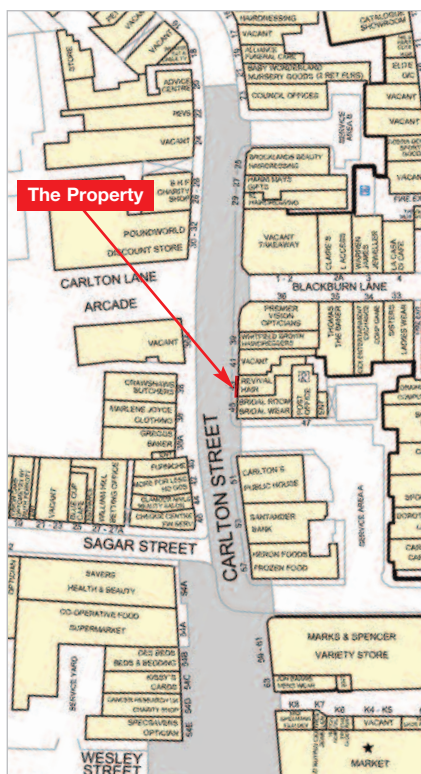


Castleford **43 Carlton Street** **West Yorkshire** **WF10 1AS**

- **Freehold Shop Investment**
- Pedestrianised town centre location
- Rent Review 2015
- VAT is not applicable
- Current Rent Reserved
£13,250 pa

**SIX WEEK COMPLETION
AVAILABLE**



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 in the town centre on pedestrianised Carlton Street, which forms part of the principal retail thoroughfare of the town, close to an entrance to the Carlton Lanes Shopping Centre.

The property is opposite Carlton Lane Arcade which leads to one of the town's main car parks.

Occupiers close by include Santander, Heron Frozen Foods, Marks & Spencer, Greggs and Savers.

Description

The property is arranged on ground and first floors to provide a shop unit with ancillary accommodation above. The property is used by the lessee as a hair salon at both ground and first floor levels.

The property provides the following accommodation and dimensions:

Gross Frontage	5.35 m	(17' 6")
Net Frontage	4.85 m	(15' 11")
Shop Depth	8.15 m	(26' 9")
Built Depth (Max)	9.15 m	(30' 0")
First Floor	34 sq m	(366 sq ft)

Tenancy

The entire property is at present let to JAMES SHEPHERD and trades as Revival Hair Salon for a term of 6 years from 1st October 2012 at a current rent of £13,250 per annum. The lease provides for a rent review at the third year of the term and contains full repairing and insuring covenants, subject to a schedule of condition.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allso.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

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