

# KPI Lettings

Kappes Property Investment  
[www.kpilettings.co.uk](http://www.kpilettings.co.uk)  
Residential & Commercial

RETAIL UNIT - 105 CARLTON STREET,  
CASTLEFORD, WF10 1DX.



902 SQ FT RETAIL UNIT  
INC UPPER PARTS - TO LET  
\*\*\* AVAILABLE JANUARY 2024 \*\*\*  
£11,940\* PER ANNUM / £995 PCM  
RECENTLY REDUCED\* (£995 BOND)

- Affordable Running Costs (Business Rates Exempt\*)
- 5 Minutes Walk From Castleford Bus & Rail Stations
  - Close To Carlton Lanes Shopping Centre
  - Nearby Affordable Parking
- 3 Year Lease Terms Fully Insuring & Repairing (No Legal Fees)

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ACCOMMODATION			
Description	Dimensions	Net Internal Areas	
		SQ FT	SQ M
Shop width Shop depth	14ft 7in (4.44m) 31ft 4in (9.55m)		
Ground floor Sales		424 sq ft	39.39 sq m
First Floor			
Store 1		246 sq ft	22.85 sq m
Store 2		113 sq ft	10.50 sq m
Plus kitchen & WC			
	<b>Total</b>	<b>783 sq ft</b>	<b>72.74 sq m</b>

Currently occupied by a Beauty Therapist, this compact retail unit benefits from passing trade along the pedestrian walkway from Castleford Bus & Rail Stations to Castleford Town Centre, Castleford Market and Carlton Lanes Shopping Centre.

The accommodation comprises broadly rectangular ground floor retail. Additionally there are 2 store rooms and WC facilities at first floor providing very useful storage space or alternatively could be used for other purposes.

Whilst the premises are currently classified as A1 retail they may be suitable for alternative uses such as estate agency, hair and beauty salons, recruitment agency, etc. subject to gaining the necessary planning consents.

The property benefits from roller shutter security grills to the front window display and entrance and a security alarm system.

(Intended Use To be confirmed by the Local Planning Department – A1 Retail).

Ideal for a new start up, this unit is Business Rates Exempt\*.

EPC Rating D.

Flexible Fully Insuring & Repairing Lease

£1025 Bond to be paid along with first month's rent upon signing of Lease agreement. Subject to basic credit checks.

## Lease Terms

The property is available on the following terms:-

**Lease Term:** A new British Property Federation lease for a term of 3 years.

**Rent:** ~~£12,300~~ £11,940 per annum (No VAT) (Paid ~~£1025~~ £995 monthly)

\*\*\*Recently Reduced\*\*\*.

Competitively priced for a quick turn-around.

**Basis:** Full repairing and insuring.

**Legal Costs:** Each party is to be responsible for their own legal costs; but free to opt out of engaging Solicitors.

**VAT:** The Landlord has not elected to charge VAT on the rent.

## Rates

Rateable Value : £7,900 (2023 Rates List) (\* You will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses).

## Measurements

There is a six inch measurement tolerance or metric equivalent. All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances measurements contained in these particulars must not be relied upon for ordering carpet, furniture etc.

**KPI LETTINGS**  
**(0844) 66 515 99**

Call for further information or to arrange viewing.  
(KPI Lettings 2023)