Adair Paxton
Property Specialists
EST 1859

GROUND AND FIRST FLOOR

447 SQ FT (41.5 SQ M)

- High street frontage
- Central Castleford location
- High street frontage
- WC facilities
- Pedestrian door electric roller shutter



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0113 239 5770 (Ext 2)

9 Sagar Street
Castleford
WF10 1AG

£6,000 per annum

LOCATION

Sagar Street is a busy shopping thoroughfare linking the town centre with the River Aire, just off Carlton Street.

Leeds city centre is a 15 mile journey from the property, with the local train station being a 5 minute walk from the property. The M62 is a 10 minute drive away.







DESCRIPTION

A single terraced shop unit on two floors, comprising retail shop frontage on the ground floor and two store rooms on the first floor.

The ground floor bears a space of 216 Sq Ft, with a kitchenette in the back left hand corner and stairs at the back to first floor.

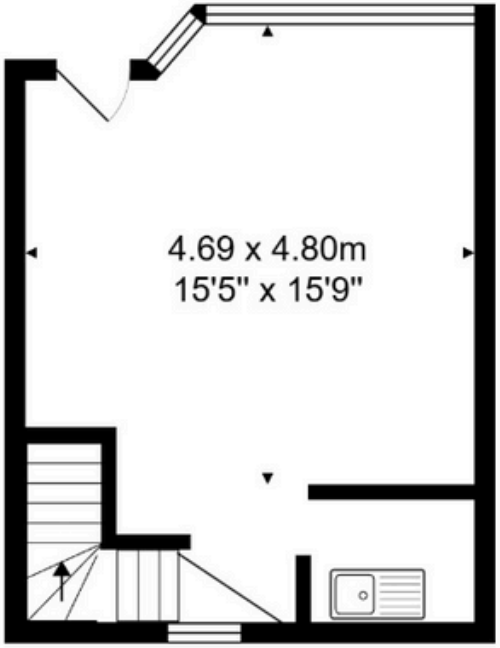
The first floor is split into 2 separate storage rooms and a WC.

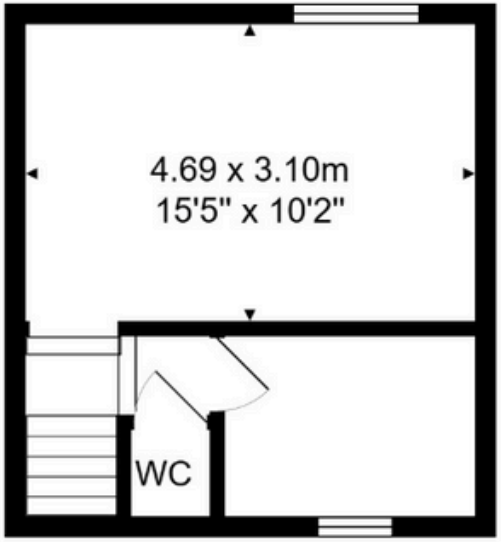
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ACCOMMODATION

Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 2nd Edition, January 2023, the unit provides an approximate net internal area of:

	Sq Ft	Sq M
Ground Floor	216	20
First Floor	234	21.5
Total	447	41.5





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EPC

The property currently benefits from an EPC rating of D-85, which is valid until 2033.

VAT

VAT is not applicable

LEGAL COSTS

Each party to the transaction will be responsible for their own legal expenses incurred.

TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a commencing rent of £6,000 + VAT per annum.

RATEABLE VALUE

The current rateable value is £4,050.

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FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING, PLEASE CONTACT:



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