



Unit 14b

Carlton Lanes
Shopping Centre
Castleford, WF10 1AD

**542
SQ.FT**



- Prime Castleford Lanes shopping centre unit
- Open plan retail accommodation with office
- Modern lighting grid, security roller shutter
- Low RV: £11,250 - 100% SBRR - Nil rates
- Located close to Holland & Barrett/Peacocks
- The Works/Mango Bean close to the unit
- The centre benefits from 4.2M shoppers/year
- Large 300 space surface car park close by

Location

Castleford is situated approximately 8 miles east of Wakefield, 10 miles south east of Leeds, 20 miles south west of York and is 5 miles to J32 of the M62 Motorway.

The shopping centre is a short walk to Castleford railway station and bus interchange.



Description/Accommodation

The property provides ground floor retail accommodation with open plan sales area, rear office and kitchen and toilet facilities and access from the rear.

Unit 14b Carlton Lanes Shopping Centre: 542 Sq.ft overall comprising:-

Main sales: 332 Sq.ft - 15'3" x 21'8".

Office: 47 Sq.ft - 8'8" x 5'4".

Kitchen: 25 Sq.ft - 4'0" x 6'3"

Corridors: 138 Sq.ft overall.

Toilet facilities with low level w.c and hand wash sink.

Rateable Value

Rateable value: £11,250

Small Business Rates Multiplier 2026/27: 49.9p.

Interested parties are advised to make their own enquiries with Wakefield Council - 0345 8 504 504.

Lease Terms

The property benefits from a Lease dated 6th January 2025 which benefits from a 5 year term and subject to a passing rent of £8,750 up to the 9th August 2026 (rent incentive) and rising to a rent of £17,500 from the 10th August 2026. The Lease benefits from Tenant option to break on the 10th November 2028.

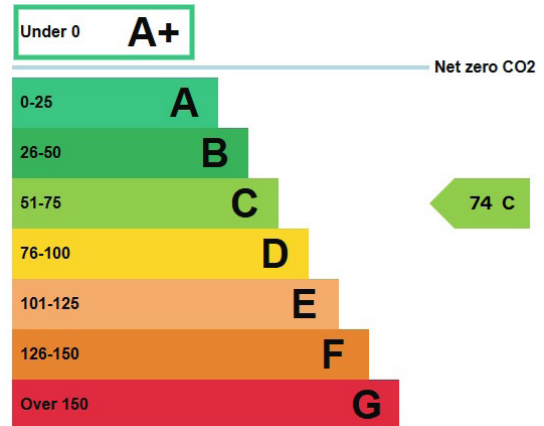
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. £5,074.72 current year.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. £380.28 current year.

Legal Costs

Each party to pay their own legal costs.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JULY 2026.