AdairPaxton
Property Specialists

3-5 SAGAR STREET, CASTLEFORD, WF10 1AG

TO LET

GROUND AND FIRST FLOOR RETAIL UNIT

TOTAL FLOOR AREA 1,833 SQ FT (170.3M²)

First Floor, Sanderson House, 22 Station Road, Horsforth, Leeds, LS18 5NT
Tel: 0113 239 5770 Fax: 0113 258 0097 enquiries@adairpaxton.co.uk www.adairpaxton.co.uk

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LOCATION
Identified on the location plan opposite, Sagar Street is a busy shopping thoroughfare linking the town centre with the River Aire, just off Carlton Street in the heart of Castleford town centre.

DESCRIPTION
The property comprises a ground floor double retail unit with a large glazed shop front and ancillary storage space to the first floor. There is also a WC and kitchen facility within the retail premises.

ACCOMMODATION
Measured in accordance with the RICS Property Measurement (incorporating International Property Measurement Standards) 1st Edition, May 2015, the unit provides the following approximate internal areas:

Ground Floor: 815sq ft (75.7m²)
First Floor: 1018sq ft (94.6m²)

Total: 1,833sq ft (170.3m²)

TERMS
The property available to let on a full repairing and insuring lease for a minimum term of 3 years at a rental of **£9,500 p.a.**

BUSINESS RATES
According to the Valuation Office Agency website, the premises has a current 2017 rateable value of **£6,900**. Interested parties are advised to direct further enquiries to the local authority.

VIEWING/FURTHER INFORMATION
For further information or to arrange a viewing, please contact Simon Dalingwater on 0113 239 5777 (simon@adairpaxton.co.uk) or Tom Gillson on 0113 239 5778 (tomg@adairpaxton.co.uk).

SUBJECT TO CONTRACT

Details prepared SPD/LPJ

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MISDESCRIPTIONS ACT 1991

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

ALL OFFERS ARE SUBJECT TO CONTRACT OR LEASE.

regulated by RICS

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