

# On the Instruction of William Hill

## TO LET

AIREDALE, 13 The Square, Castleford WF10 3JJ



### Key Features

- Leasehold

### Viewing

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### Location

Castleford is located approximately 16 miles south east of Leeds and 10 miles north east of Wakefield. Principal road access into Castleford is via either the A655 or A656 both of which interlink with the M62 motorway approximately 2 miles to the south.

The subject unit is located on a well let retail parade in Airedale, which forms part of Castleford's urban area, approximately 2 miles to the east of the town centre. The parade has a mix of local and national retailers including **Tesco Express**, **Greggs** and **Co-op**. Directly in front of the unit is car parking providing circa 26 spaces.

### Description

The property occupies the ground floor of a two-storey semi-detached dwelling, comprising a large main sales area, staff accommodation, customer toilets and a yard at the rear.

### Accommodation

Ground Floor	135.64 Sq m	1,460 Sq ft
<b>Total</b>	<b>135.64 Sq m</b>	<b>1,460 Sq ft</b>

### Tenure

The premises are available by way of an assignment of the existing lease expiring **30/12/2026**.

Alternatively, the premises are available by way of a sub-lease.

### Rent

The current passing rent is **£14,000**, exclusive of all other outgoings.

### Rates

We are verbally informed by the Local Rating Authority that the current Rateable value of the property is £12,500. The UBR for 2019/2020 is 49.1p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

### EPC

Available upon request.

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Not to scale.

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