



# LEASE AVAILABLE

**CASTLEFORD - 83 CARLTON ST, WF10 1BP**

**GROUND + FIRST FLOOR REAR STORAGE:**

**149.76 SQ M - 1,612 SQ FT**

**\*\*SUBJECT TO VACANT POSSESSION\*\***

## LOCATION

Unit 83 is located on Carlton Street in Castleford, a prominent retail location within the town centre, serving the local community and surrounding areas. The property benefits from strong transport connectivity, with nearby access to Castleford railway station and major bus routes, as well as proximity to the M62, linking to Leeds, Wakefield, and Pontefract.

The surrounding area features a mix of national and local occupiers, including HSBC, Select, Lloyds Bank and Greggs.

Street view link: [1 Bank St - Google Maps](#)

## ACCOMMODATION

The approximate net internal floor areas and dimensions are:

Ground floor:	149.76 sq m	(1,612 sq ft)
Rear storage:	15.70 sq m	(169 sq ft)
First floor rear:	45.62 sq m	(491 sq ft)

## LEASE

The existing lease expires in January 2027. There is an option to sublet, assign or create a new lease.

## CONTACT

Carter Jonas LLP

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## IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. Note: All plans not to scale.

## RENT

£25,000 per annum exclusive.

## PLANNING

It is understood that the premises benefit from an **E Class planning consent** allowing for uses to include **retail, offices, cafe/restaurant** and some **medical uses** amongst others. Any interested party is advised to ensure that planning exists for their intended use and landlord approval will be required for all uses.

## RATES

According to the Valuation Office website the premises are assessed as follows:

Rateable Value: £21,000

For rateable values of less than £15,000, small business rates relief may apply. Interested parties are advised to satisfy themselves if this is applicable to their proposed use by referring to: [Business rates relief: Small business rate relief - GOV.UK](#)

## EPC

A certificate rated C (71) is available on request.

## LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

## VAT

All figures within these terms are exclusive of VAT where applicable.

## ANTI-MONEY LAUNDERING CHECKS (AML)

From May 2025, The Office of Financial Sanction Implementation (OFSI) requires Carter Jonas to carry out AML checks on all tenants, guarantors and purchasers of commercial property. Where deals are agreed, the relevant parties will be emailed with a link to cover this requirement. Alternatively, Carter Jonas will require photo identification (passport or driving licence) and proof of home address (e.g—recent utility bill) so the required checks can be undertaken.

## VIEWING & FURTHER INFORMATION

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Stuart Williams: [stuart.williams@carterjonas.co.uk](mailto:stuart.williams@carterjonas.co.uk) / 0117 922 1222

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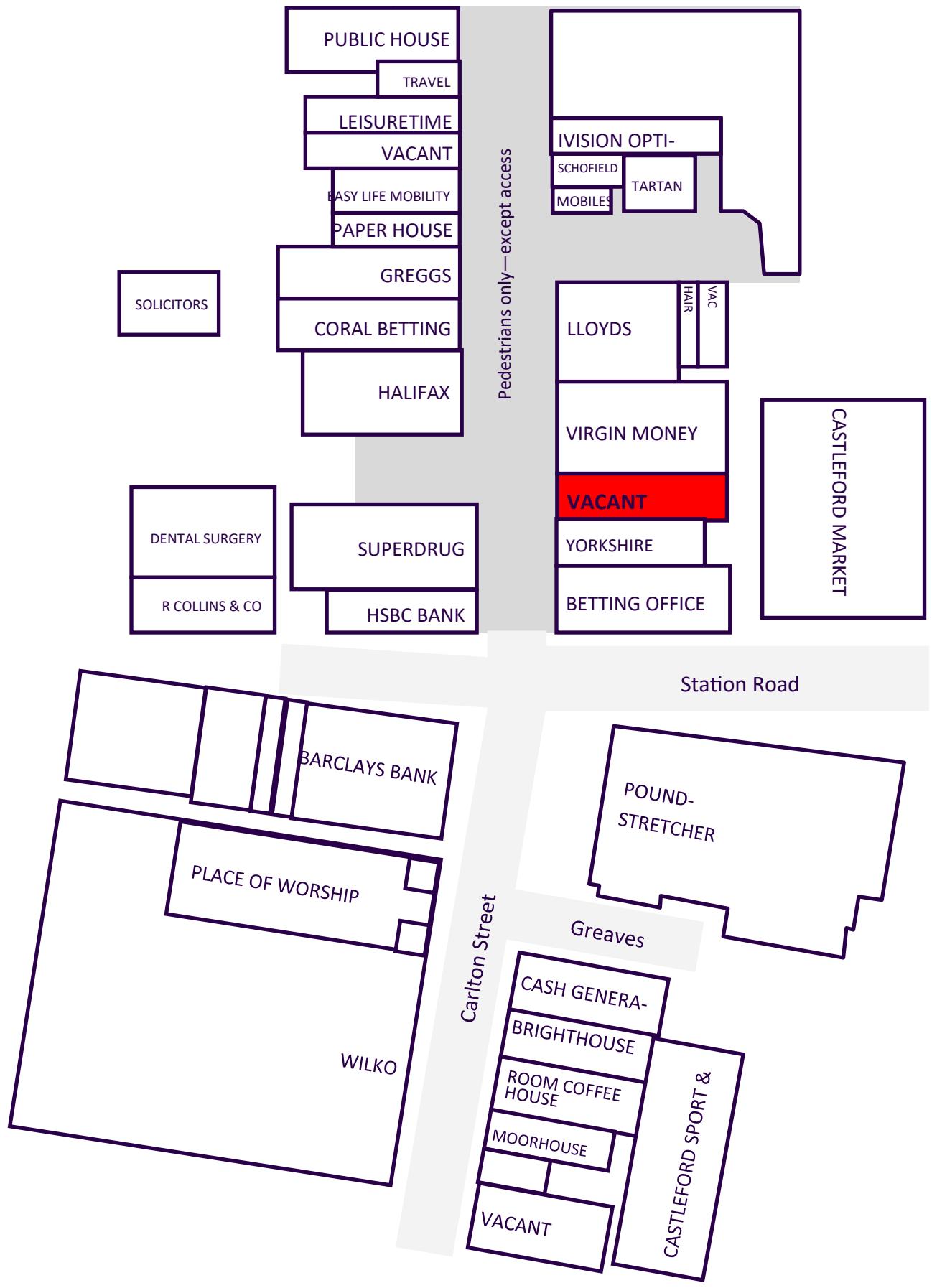
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**SUBJECT TO CONTRACT JANUARY 2026**

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*This street plan is for identification purposes only and is not to scale.*

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