



# To Let

2 Bank Street, Castleford WF10 1HZ

- Available on brand new lease terms.
- Large ground floor retail unit potential to split.
- Suitable for a variety of retail, office and leisure uses.
- Situated in prominent position.

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## Location & Situation

The property is situated in a prominent position along at the corner of Bank Street and Carlton Street in Castleford. The surrounding area comprises various retailers and is in close proximity of the pedestrianised area of Carlton Street.

Castleford is located approximately 11 miles south east of Leeds and 8 miles north east of Wakefield.

## Description

The property comprises of a large ground floor former bank premises complete with W/c facilities. The property benefits from good frontage along Bank Street and is suitable for a variety of both retail and office and leisure uses.

Additionally the entire ground floor can be split to provide two separate units subject to planning an availability.

## Planning

We understand the ground benefits from use class E.

## Services

We understand electricity, water, and drainage are connected to the property.

## EPC

We understand the EPC for the property is "C".

## Accommodation

The ground floor accommodation is approximately 2,293 sq. ft (213.03 sq. m)

## Business Rates

Interested parties are advised to contact the local authority Wakefield Council to determine the rateable value and rates payable.

## Legal Costs

Each party will be responsible for their own legal costs.

## VAT

We are advised VAT is not payable at the prevailing rate.

## Terms

The entire ground floor is available on brand new lease terms at an asking rent of £22,500 per annum exclusive.

Should two units be made available, the following rents will be applied:

Unit 1 - £15,000 per annum exclusive  
Unit 2 - £12,500 per annum exclusive

Viewings are strictly through appointment via us as sole agent.

Contact: Jonathan Barker

T: 0113 830 0799

M: 07432534668

E: [jonathan@barkerproperty.uk](mailto:jonathan@barkerproperty.uk)

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