

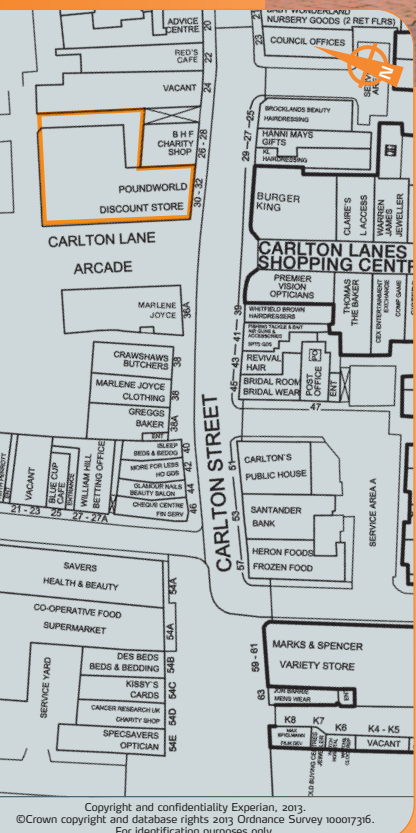
lot 53

30/32 Carlton Street
Castleford, West Yorkshire WF10 1BA

Rent
£60,000
per annum
exclusive

Freehold Retail Investment

- Predominantly let to Poundworld Retail Limited on a 10 year lease until May 2019
- Approximately 984.70 sq m (10,599 sq ft)
- VAT-free investment
- Excellent pedestrianised trading location opposite Carlton Lanes Shopping Centre
- Nearby occupiers include Marks & Spencer, Greggs and Co-Operative Food



Location

Miles: 10 miles south-east of Leeds
20 miles south-west of York
Roads: M62, A1(M)
Rail: Castleford Railway Station
Air: Leeds Bradford Airport

Situation

The property is situated in the town centre on the pedestrianised Carlton Street, the town's principal retailing thoroughfare. Situated opposite an entrance to Carlton Lanes Shopping Centre, the property also benefits from a large public car park for 260 spaces to the rear, accessed via Carlton Lane Arcade.

Tenants represented in Carlton Lanes Shopping Centre include Marks & Spencer, Boots the Chemist, Argos and JD Sports.

Description

The property comprises a substantial retail unit on the ground floor with ancillary accommodation on the first floor.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	518.10 sq m (5,577 sq ft)	POUNDWORLD RETAIL LIMITED (1)	10 years from 26/05/2009 on a full repairing and insuring lease	£60,000	25/05/2019
First	Ancillary	466.60 sq m (5,022 sq ft)				
Totals		984.70 sq m (10,599 sq ft)			£60,000	

(1) Poundworld now trade from over 180 stores nationwide, employing over 5,100 employees (Source: Company website).

For the year ending 31st March 2014, Poundworld Retail Limited reported a turnover of £345,259,000, pre-tax profits of £5,002,000 and a total net worth of £1,498,000. (Source: www.riskdisk.com 10/11/2014)

NB. Please note that an area of land to the rear is let to CM Brown (sublet to British Heart Foundation) for a term of 99 years from 1st August 1946 at nil rent.

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Buyer's Legal Title Report

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