

## 87 Carlton Street, Castleford West Yorkshire WF10 1BP

# lot 55

### Freehold Retail Investment

- Entirely let to Northern Electric Properties Limited, on assignment from Yorkshire Electricity Group plc
- Prominent corner position on prime pedestrianised retail thoroughfare
- Nearby occupiers include Superdrug, Barclays Bank and HSBC

Rent  
**£50,000**  
per annum  
exclusive



### Location

Miles: 9 miles north-east of Wakefield  
14 miles south-east of Leeds  
23 miles south-west of York  
Roads: A1, M1, M62 (Junctions 31 and 32)  
Rail: Castleford Railway Station  
Air: Leeds Bradford International Airport

### Situation

The property is situated in a prominent corner location on the south side of Carlton Street, Castleford's main pedestrianised retailing thoroughfare, at its junction with Bank Street. Nearby occupiers include Superdrug, Barclays Bank and HSBC.

### Description

The property is a SUBSTANTIAL CORNER BUILDING comprising a GROUND FLOOR RETAIL UNIT with OFFICES AND STAFF ACCOMMODATION on the first floor and ANCILLARY ACCOMMODATION on the second floors.

### Tenure

Freehold

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	193.9 sq m	<b>NORTHERN ELECTRIC PROPERTIES LIMITED</b> (On assignment from Yorkshire Electricity Group plc) (1)(2)	25 years from 30/12/1987 on a full repairing and insuring lease	£50,000	2012
First	Office/Staff Accommodation	156.7 sq m				
Second	Ancillary	59.6 sq m				
<b>Totals</b>		<b>410.2 sq m (4,409 sq ft)</b>			<b>£50,000</b>	

- (1) For the year ending 31st December 2009, Yorkshire Electricity Group Ltd reported a turnover of £400,000, pre-tax profits of £48,200,000 and a net worth of £338,000,000. (Source: www.riskdisk.com 03/06/2010)  
(2) For the year ending 31st December 2009, Northern Electric Properties Limited reported a turnover of £1,403,000, pre-tax profits of £2,375,000 and a total net worth of £33,731,000. (Source: www.riskdisk.com 09/06/2010)

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