

# Lot 75

£20,000 per annum exclusive

## 73 Carlton Street, Castleford, Nr Leeds, West Yorkshire WF10 1DE Freehold Retail Investment



Castleford Outdoor Market trades on Carlton Street 4 days a week

### Key Details

- Let to Vision Value Opticians Limited until October 2026 (no breaks)
- Prime town centre location adjacent to Castleford Market Hall
- Neighbouring occupiers include Co-operative Food, Marks & Spencer, Greggs, Coral, Specsavers and Superdrug

### Location

**Miles:** 11 miles south-east of Leeds city centre  
34 miles north of Sheffield city centre  
**Roads:** M62, A1 (M), A63  
**Rail:** Castleford Station  
**Air:** Leeds Bradford Airport

### Situation

Castleford is a historic market town some 11 miles south of Leeds city centre. The property is located on the southern side of Carlton Street, the town's prime pedestrianised retail thoroughfare. Castleford Market Hall, home to more than 80 traders, is located immediately adjacent with an outdoor market on Carlton Street also trading four days a week. Carlton Lanes Shopping Centre is also located nearby and houses retailers including Argos, Boots and Dorothy Perkins. Other nearby occupiers include Co-operative Food, Marks & Spencer, Greggs, Coral, Specsavers and Superdrug.

### Description

The property comprises a ground floor retail unit with first and second floor ancillary accommodation. There is also a basement which is currently unused.

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

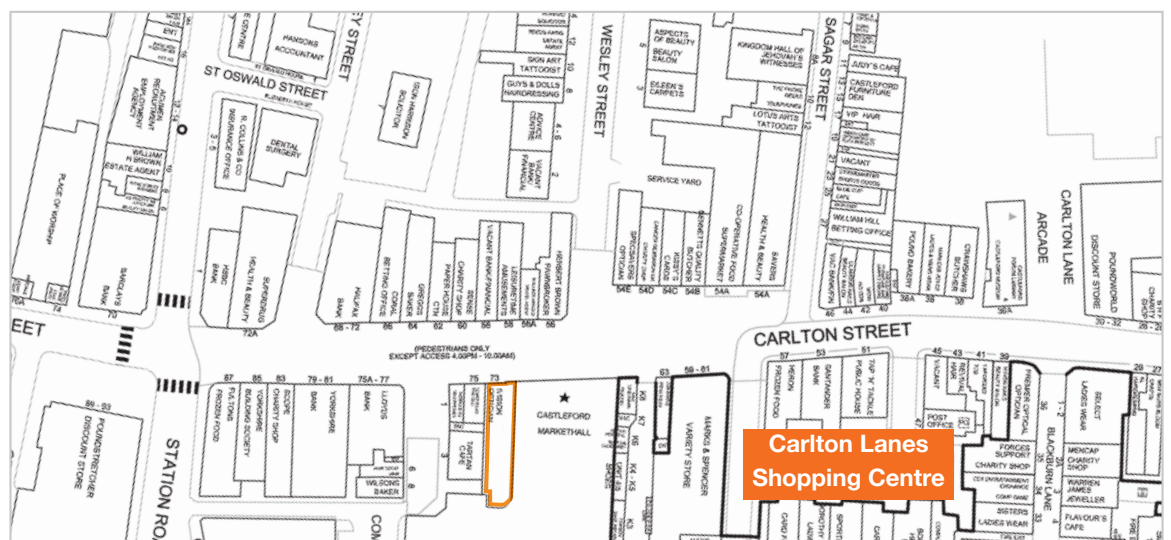
Band E.

Available from the legal pack at acutus.co.uk

## Tenancy and accommodation

| Floor        | Use              | Floor Areas (Approx)             | Tenant            | Term  | Rent p.a.x.    | Review/ (Reversion) |
|--------------|------------------|----------------------------------|-------------------|---|----------------|---------------------|
| Ground       | Retail/Ancillary | 50.00 sq m (539 sq ft)           | VISION VALUE      | Approximately 12 years                                | £20,000        | 01/11/2018          |
| First        | Ancillary        | 35.60 sq m (383 sq ft)           | OPTICIANS LTD (1) | 5 months from   |                | (10/10/2026)        |
| Second       | Ancillary        | 36.40 sq m (392 sq ft)           |                   | 01/05/2014 (2) on a full repairing and insuring lease |                |                     |
| <b>Total</b> |                  | <b>122.00 sq m (1,314 sq ft)</b> |                   |   | <b>£20,000</b> |                     |

- (1) Vision Value Opticians Ltd operates through seven stores across Yorkshire and has been independently owned for 30 years (Source: <https://www.ivisionopticians.com/>). The opticians practice has traded in Castleford for over 60 years.
- (2) For the purpose of clarification, there is a current lease in place from 01/05/2014 until 30/04/2023 and an additional reversionary lease from expiry of the current term until 10/10/2026.



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