

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## HUNTERS<sup>®</sup>

SALES & LETTINGS



Bridge Street

, Castleford, WF10 1HH

£750 Per Calendar Month



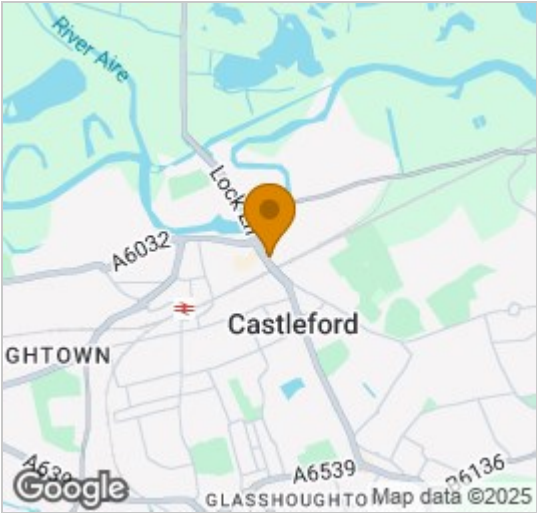
Council Tax:



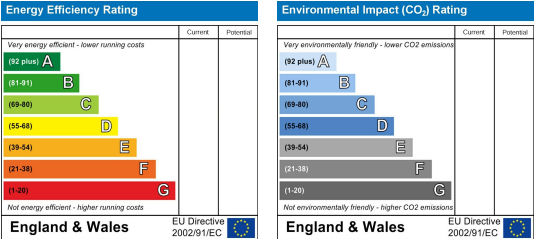
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hunters Castleford Lettings Office on 01977604600 if you wish to arrange a viewing appointment for this property or require further information.

- SHOP UNIT
- WELL PRESENTED
- NEARBY CAR PARK
- PROMINENT POSITION
- CLOSE TO TOWN CENTRE
- ROLLER SHUTTER
- KITCHEN AREA
- WC
- LARGE DISPLAY WINDOWS
- EPC: D



PROMINENT GROUND FLOOR RETAIL UNIT - LARGE DISPLAY WINDOWS - ROLLER SHUTTER - CLOSE TO TOWN CENTRE !

HUNTERS are pleased to offer to let this shop unit located on this long established parade of shops offering a prominent roadside position yet being located just beside the town centre and opposite the towns main car park. The unit offers a large front shop with good window display space with separate office space, kitchen and w.c. Viewing is strictly by appointment only with Hunters. Please note that some uses for the property will not be considered by the landlord. All planning enquires please refer to Wakefield Council. No food outlets, hairdressers or beauty salons and no duplicate business types to existing parade.

Rent not including any outgoings or business rates. We understand that the premises falls under the rateable value whereby full rate exemption can be applied for assuming the tenant has no other business premises.

Incoming tenant will be responsible for the legal costs involved in drawing up the lease.

To view this property call our lettings team today 01977604600

EPC -the property has an energy efficiency rating of D; a copy of the certificate is available upon request.

MATERIAL INFORMATION

- Tenure:**
- Lease Years Remaining:**
- Annual Ground Rent:**
- Review Period:**
- Review Increase:**
- Service Charge:**
- Shared Ownership:**
- Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.