



# CROWN

## ESTATE AGENTS

Carlton Street, Castleford



**£600 Per Calendar Month**



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Castle Dwellings are pleased to present this large commercial premises located in a high profile position on the main shopping street in Castleford Town Centre. Suitable for a variety of uses the opportunities are endless. Viewing is essential to appreciate the full potential of this property. Contact us today to secure your viewing.



- Prime Town Centre Location
- Large Retail Area To The Front
- Negotiable Lease
- Kitchen & Storage Area To The Rear
- £600 Bond
- £140 Holding Fee
- EPC GRADE B

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

Opening hours:  
Mon - Fri 9am - 5pm  
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

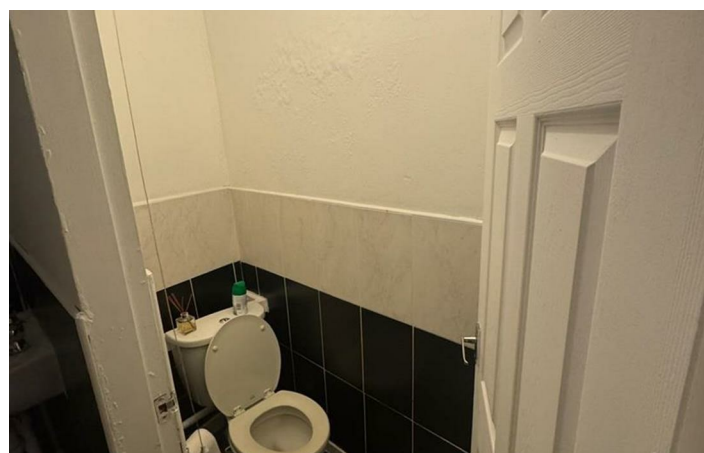
Shop/Reception Area

Treatment Room one

Treatment Room Two

W/C

6'3" x 3'1" (1.93 x 0.96)

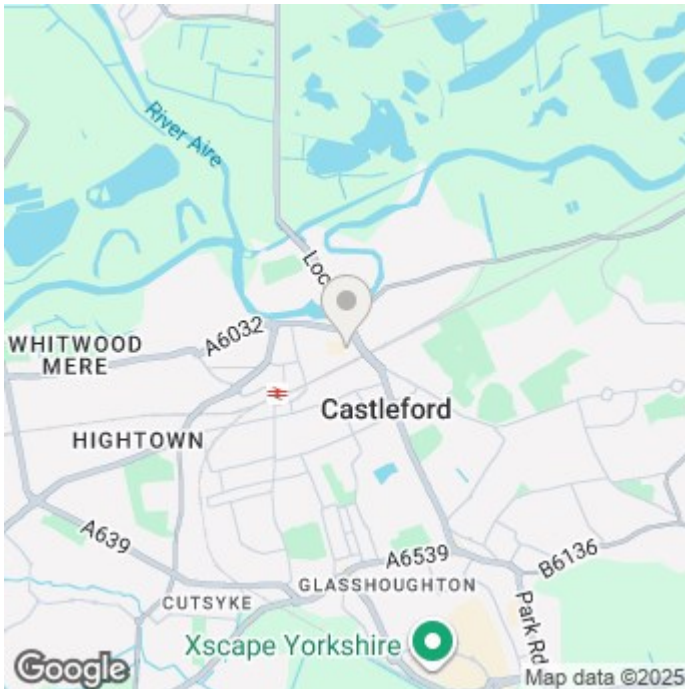





## Floor Plan



TOTAL FLOOR AREA: 651 sq ft. (60.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Call for details.  
Made with Mapbox (2022)



## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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