

**6 WEEK COMPLETION**



**SITUATION**

Occupying a prominent trading position in the town centre opposite a **Poundstretcher**, adjacent to the pedestrianised section of Carlton Street, which is the town's principal retail thoroughfare hosting multiples such as **Yorkshire Bank, HSBC, Superdrug, Scope** and many others as well as a street market held 4 days a week. Castleford lies some 10 miles south-east of Leeds and 4 miles north-east of Pontefract and is served by the M62 (Junction 32).

**PROPERTY**

A prominent corner property comprising a **Large Ground Floor Banking Hall** with internal access to **Ancillary Accommodation** on part first floor. In addition, there is separate access via Bank Street to a **Beauty Salon** on part first floor, an **Office Suite** on the second floor and a **Basement** accessed via a ladder.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation *	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Bank, Part First Floor & Basement	<b>Ground Floor Bank</b> Gross Frontage 37'1" Bank Depth 67'9" Built Depth 79'3" Ground Floor Area Approx 2,510 sq ft <b>Part First Floor Area</b> Approx 630 sq ft <b>Basement Area</b> Approx 355 sq ft <b>Total Area</b> Approx <b>3,495 sq ft</b>	<b>Barclays Bank PLC (T/O for Y/E 31/12/10 £41.2 bn, Pre-Tax Profit £6.08 bn and Net Worth £50.5 bn)</b>	20 years from 4th May 2006	£41,000	FRI subject to a schedule of condition <b>Rent Reviews 2015 and 5 Yearly Tenant's Break 2021</b>
Part First Floor Salon	Salon Area Approx 2,085 sq ft	Karen Howe (Sun Tan Salon)	9 years from 27th March 2000	£10,000	FRI Holding Over
Second Floor Office	Office Area Approx 1,345 sq ft	<b>VACANT</b>			

\* Not Inspected By Barnett Ross. Measurements and Areas provided by Vendor.

**£51,000 per annum Plus Vacant 1,345 sq ft Office**

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**

<b>TOTAL</b>	<b>£51,000 Plus Vacant 1,345 sq ft Office</b>
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**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts