

6 WEEK COMPLETION



Photographs taken April 2009

**SITUATION**

Occupying a prominent trading position in the town centre amongst such multiples as **Vodafone, Wilkinson, Ladbrokes, William Hill, Lloyds Pharmacy** and **Help the Aged** and within close proximity of Castleford Mainline Station.

Castleford lies some 10 miles south-east of Leeds and 4 miles north-west of Pontefract and is served by the M62 (Junction 32).

**PROPERTY**

A mid terraced building comprising a **Double Fronted Ground Floor Shop** with internal access to **Ancillary Storage** on the first floor. In addition, the property benefits from electric roller shutter doors.

**VAT is NOT payable in respect of this Lot (See Special Conditions of Sale)**

**FREEHOLD offered with FULL VACANT POSSESSION**

**Vacant Double Shop and Upper Part**

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

**ACCOMMODATION\***

**Ground Floor Shop**

Gross Frontage	29'11"
Built Depth	55' (Max)
Sales Area	Approx. 1,655 sq.ft

**First Floor**

Ancillary Storage Area	Approx. 1,240 sq.ft
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**Total Area Approx. 2,895 sq.ft**

\*Not inspected by Barnett Ross



View Opposite the Property

**Dacres**  
COMMERCIAL

**JOINT AUCTIONEERS**  
Dacres Commercial, 9 York Place, Leeds LS1 2DS  
Tel: 0113 386 3100. Ref: J Thompson Esq

**VENDOR'S SOLICITORS**  
Paris Smith, 1 London Road, Southampton, Hampshire SO15 2AE  
Tel: 023 8048 2482. Ref: E Power Esq

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 £250 (including VAT) upon exchange of contracts