

Leisure

Restaurant/Family Pub Opportunity

For Sale or To Let

Navigation Point, Cinder Lane, Castleford, WF10 1FU



- Situated adjacent to approximately 580 new homes
- Located in the heart of a new residential estate with River Frontage
- Planning consent (Reserved Matters) gained for an A3 Restaurant
- Proposed Ground Floor extends to 3,907 sqft with 25 parking spaces
- Sits on a 0.428 acre site
- Site to be serviced by the developer (Gas, Electric, Water)
- Available with vacant possession in January 2023

Location

Castleford is located on the River Aire in West Yorkshire, approximately 8 miles north east of Wakefield, 12 miles south east of Leeds and 34 miles north east of Sheffield. The town lies on the A639, the A655 and the A656 arterial roads, 1.5 miles to the north of the M62 motorway, 12 miles west of the A1 (M) and approximately 6.5 miles east of the M1 motorway. Junction 33 of the M62 motorway, the interchange with the A1 (M), lies approximately 2.5 miles to the south east. To the north are the River Calder, the River Aire and the Aire and Calder Navigation.

The subject site, sits within the residential estate of www.navigationpoint.co.uk which is accessed from Cinder Lane off Wood Street or from Savile Road (A6032), 0.5 miles west of Castleford town centre and approximately 2.5 miles from Junction 31 of the M62. The scheme runs northwards from Castleford towards the towns of Methley and Allerton Bywater. The surrounding area is of mixed use, including commercial, retail and residential property types.

Description

The site will be cleared ready for development, the site is available to purchase for restaurant use or the site can be developed for a Tenant in line with the existing reserved matters planning consent subject to covenant and suitable terms. Externally, there will be a surface car parking around the proposed unit for 25 vehicles.

Accommodation

The proposed subject property will extend to the following approximate Gross Internal Area, to be measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition):-

	Sq Ft	Sq M
Ground Floor	3,907	363

Tenure

The site can either be developed by the current vendor to an agreed specification. A new lease will be on an effective full repairing and insuring basis incorporating 5 yearly reviews to open market value, rent to be agreed. The freehold site is available, price upon application.

Business Rates

The site has not been assessed for business rates.

For further details visit Gov.uk or contact the business rates department at the local authority.

Planning

The site benefits from reserved matters for A3 use.

Please see the following link:

<https://planning.wakefield.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OSBE6QQQK4T00>

For further information please visit the relevant local planning authority.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in the transaction.

EPC

Not been assessed.

VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

Viewing and Further Information

Strictly by appointment only, all viewings must be booked through the agents by prior appointment.

wsb Property Consultants LLP

36 Park Cross Street

Leeds

LS1 2QH

Tel: 07587 133 540

Contact: Adam Mobley

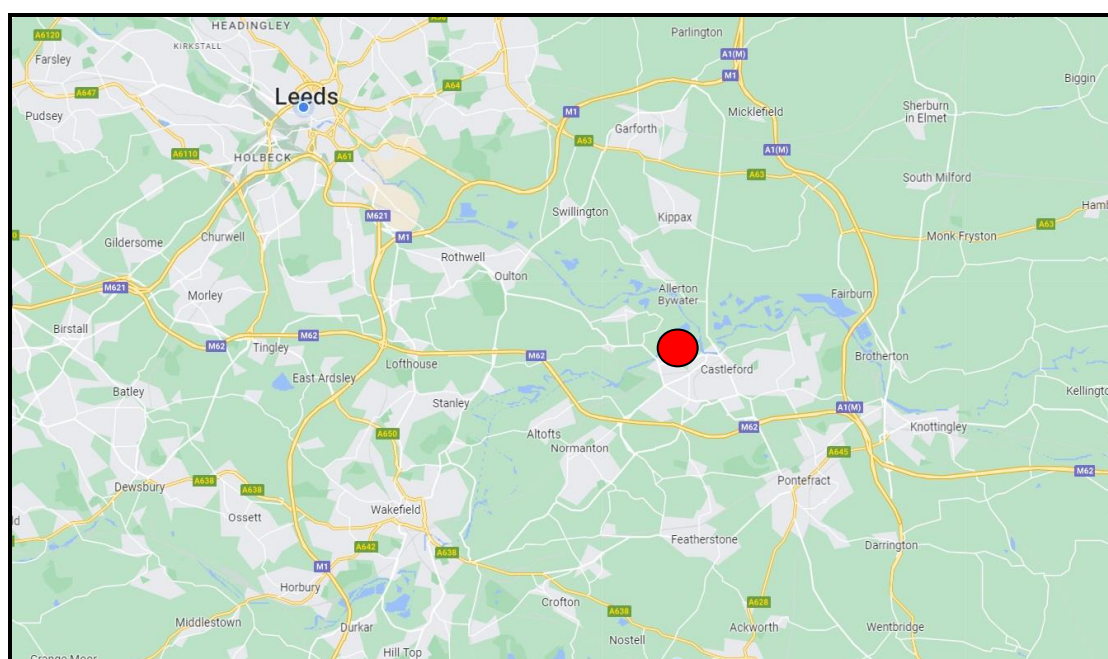
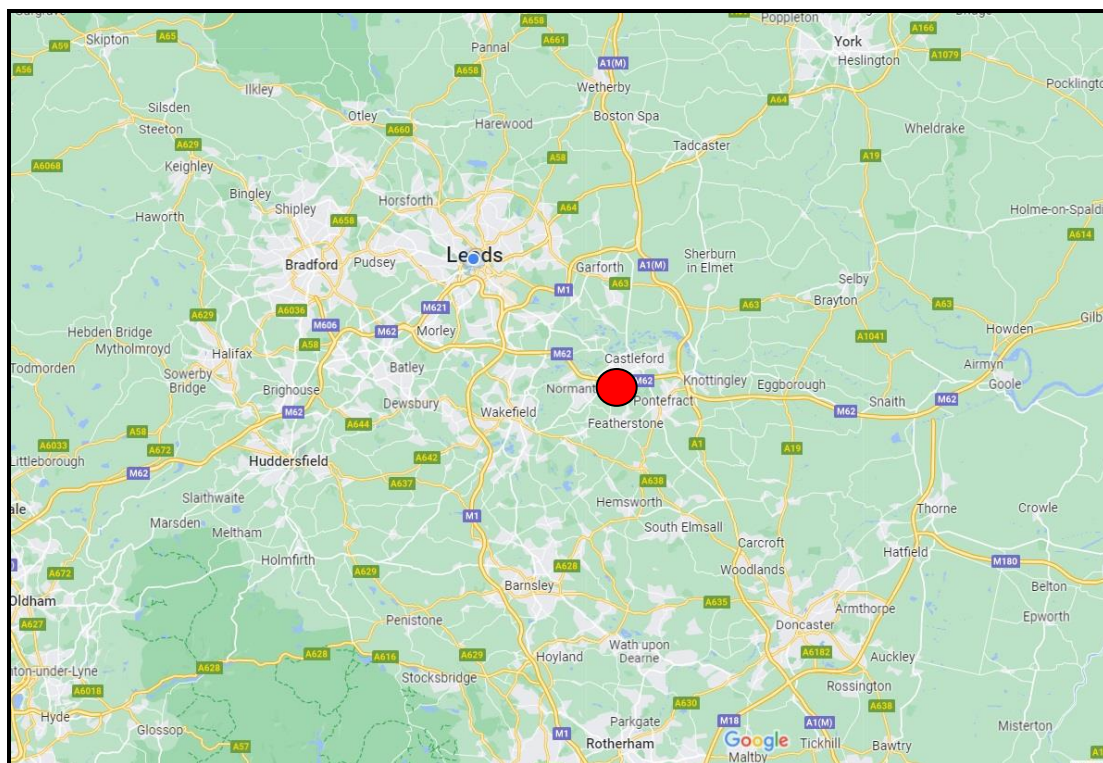
E-mail: amobley@wsbproperty.co.uk

Subject to Contract

May 2022

MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

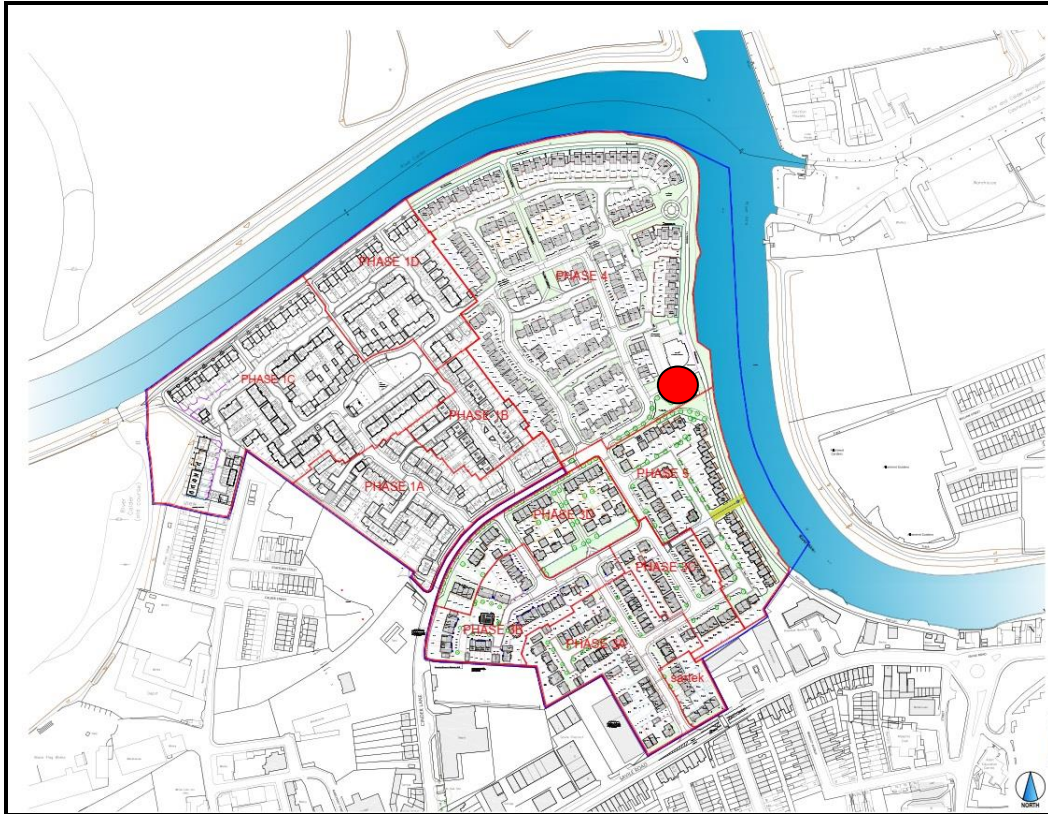


MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

W589 Printed by Ravensworth 01670 713330





MISREPRESENTATION ACT:

WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. **Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008:** Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

W589 Printed by Ravensworth 01670 713330

PROPERTY CONSULTANTS

wsb

www.wsbproperty.co.uk

0113 234 1444