



Restaurant/Family Pub Opportunity

Navigation Point, Cinder Lane, Castleford, WF10 1FU

Restaurant/Family Pub Opportunity at Navigation Point in Castleford

3,907 sq ft
(362.97 sq m)

- Situated adjacent to approximately 580 new homes
- Located in the heart of a new residential estate with River Frontage
- Proposed Ground Floor extends to 3,907 sqft with 25 parking spaces
- Sits on a 0.428 acre site

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Summary

Available Size	3,907 sq ft
Rent	£20 per sq ft
Price	Offers in excess of £300,000 Land only - design and build available subject to build costs
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

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.

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.

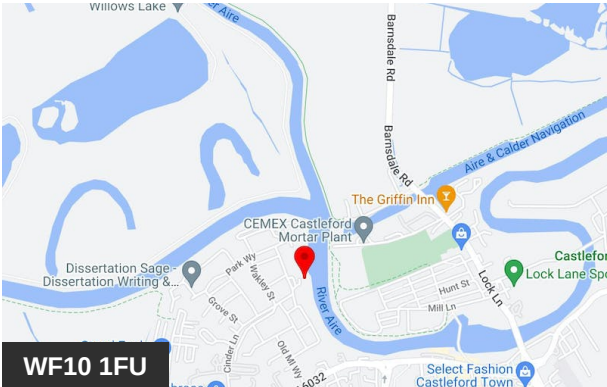
Location

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.

Accommodation

Name	sq ft	sq m	Availability
Ground - Proposed Ground Floor Area	3,907	362.97	Available
Total	3,907	362.97	



Viewing & Further Information



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P16 4996 77 / COLOURED ELEVATIONS

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1:100 SCALE
1m 10m



CLIENT: GREENHAVEN HOMES		DRAWING NUMBER: P16 4996 77	
PROJECT: NAVIGATION POINT, CASTLEFORD PHASE 4		SCALE @ A2: 1:100	
DRAWING: RESTAURANT COLOURED ELEVATIONS		DRAWN: KM / KA	DATE: AUGUST 2017
		CHECKED:	DATE:

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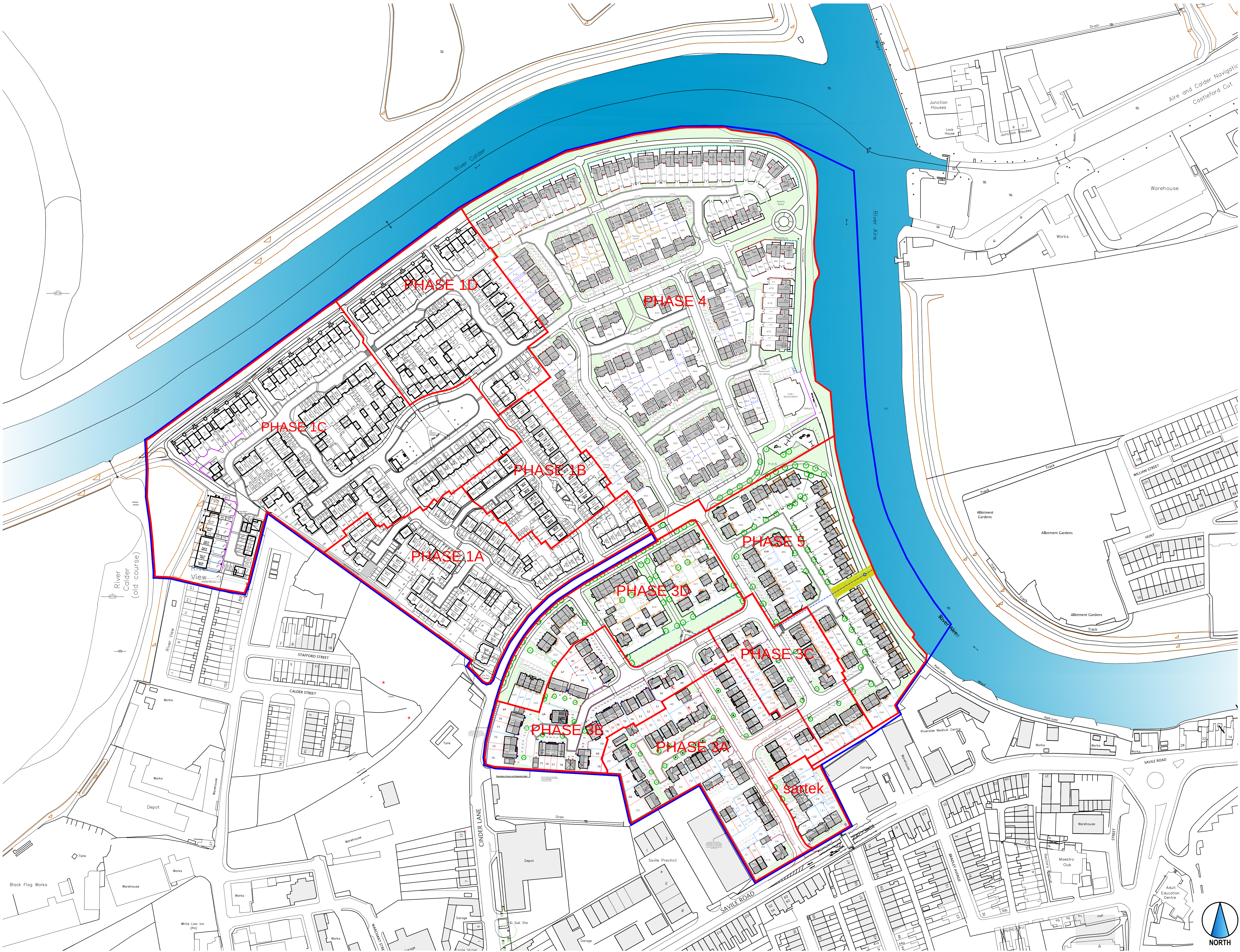


Phase 4 Pub / Restaurant, Layout extract

 ARCHITECTURE | PLANNING | LANDSCAPE

CLIENT: GREENHAVEN HOMES, PHASE 4 LTD.		DRAWING NUMBER: P16:4996:600	
PROJECT: NAVIGATION POINT, CASTLEFORD PHASE 4		SCALE @ A3: 1:250	
DRAWING: PUB / RESTAURANT & SURROUNDING - PLOTS - SITE LAYOUT PLAN		DRAWN: KM	DATE: 07.10.21
		CHECKED: VS	DATE: 07.10.21

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C	25.03.17	PHASE 4 & 5 APARTMENTS REPLACED WITH HOUSING	KM	KM
B	03.10.17	PHASE 3A - 3B RED LINE BOUNDARY CORRECTED	KM	KM
A	25.09.17	BUILD PHASES UPDATED	KM	KM

REV	DATE	DESCRIPTION	BY	CHECK
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CLIENT: GREENHAVEN HOMES LTD	DRAWING NUMBER: P17:5100:11 - C
PROJECT: NAVIGATION POINT CASTLEFORD	SCALE @ A1: 1:1250
DRAWING: MASTER PHASING PLAN	DRAWN: KM DATE: 05.07.17
	CHECKED: DRH DATE: 05.07.17

DN 11 - Navigation Point, Master Phasing Plan

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