



TO LET (MAY SELL) – OPEN STORAGE LAND

Wheldon Road / Smith
Street, Castleford,
WF10 2RY

- **Size: Approx 1.2 Acres**
- **Secure / Surfaced / Serviced**
- **Approx 1.5 miles from J32 of M62**
- **Price Available On Application**



**malcolm
stuart**
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WELL LOCATED, ROAD FRONTED, SECURE OPEN STORAGE LAND.....

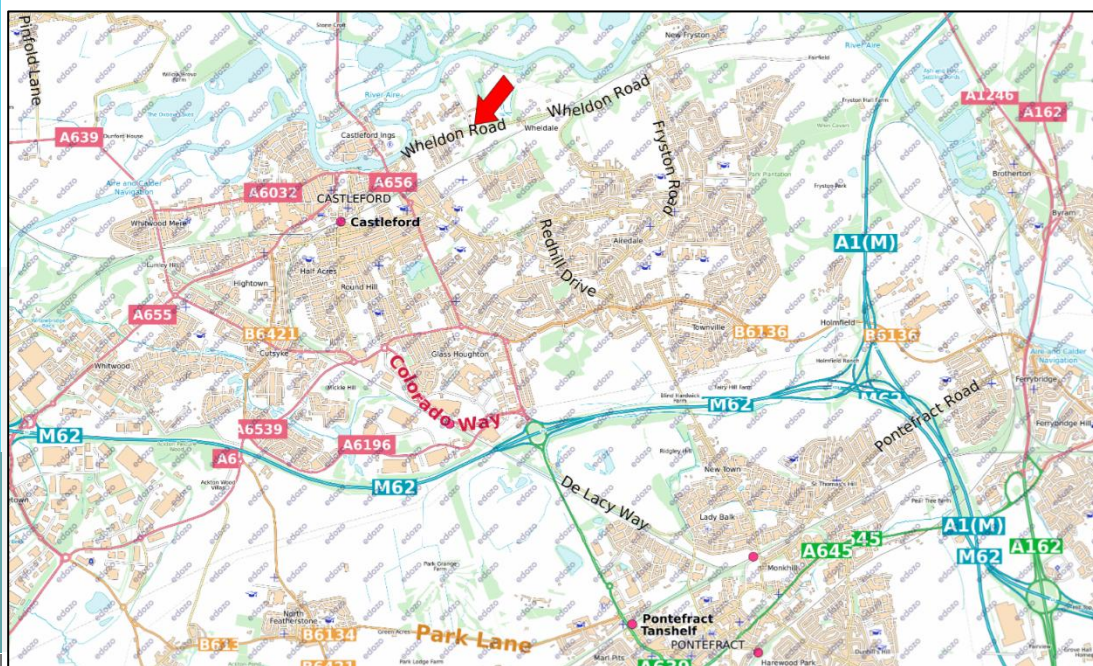
The site extends to approximately 1.2 Acres and is broadly rectangular in shape. Located at the corner of Wheldon Road and Smith Street in Castleford it has been cleared to provide a level, surfaced compound with steel palisade fencing to the perimeter. We are informed the site benefits from connectivity to all mains services.

Fronting Wheldon Road with access also to Smith Street, the site is situated to the North of central Castleford and approximately 1.5 miles from J32 of the M62 which in turn can be used to access the A1(M) approximately 3 miles to the East.



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Location	Distance
J32 M62	1.5 miles
A1(M)	4 miles



PLANNING

We recommend interested parties make their own enquiries with the local authority – 0345 850 6506 / devcontrol@wakefield.gov.uk

BUSINESS RATES - 2023 LIST

Storage Land – Rateable Value £16,250

Current UBR for 2025/26 is 0.499 giving approximately £8,108.75 payable.

TERMS

The site is being made available on a new FRI lease for a period of years to be negotiated. Rent on application. Offers for the freehold will also be considered.

VIEWING

Sole letting agents (appointment only)
Malcolm Stuart Property Consultants
01937 530853
james@malcolm-stuart.com

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1. All measurements, areas and distances quoted are approximate only. 2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate parties. 3. Location plans, If provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced. 4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors. 5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable. 6. These particulars were prepared March 2025 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.