



**1ST & 2ND FLOOR OFFICES
WITH LARGE CAR PARK**

£13,500
Per annum

Description

A rare opportunity to lease a substantial detached period office building over 3 floors in the centre of Tadcaster, a vibrant North Yorkshire Town. The building itself offers an imposing position on Westgate close to the High Street and the amenities that come with it. The subject premises benefits from gas central heating to the ground and first floors, as well as electric storage heaters to the second floor.

The premises have generally been decorated neutrally throughout, however they do maintain many original features including stained glass windows, an old bar and large bay windows to the front of the property. A further benefit includes a large secure car park to the rear which offers parking for up to 22 cars. Although the property is in need of general modernisation in some areas, the landlord is willing to help with such works by way of incentives.

The layout of the property is illustrated on the floor plan overleaf, however briefly comprises the following:

GROUND FLOOR: Open plan office, boardroom, hallway, WC's as well as substantial rear stores. - LET

FIRST FLOOR: 6 separate office suites of varying sizes ranging from 100 sq ft to 440 sq ft. - AVAILABLE

SECOND FLOOR: Large open plan office in excess of 1,100 sq ft - AVAILABLE

Location

The subject premises are located on Westgate close to the centre of Tadcaster and the amenities that come with it. Tadcaster is a market town and civil parish in the Selby district of North Yorkshire, England. It is approximately 12 miles north-east of Leeds, and 10 miles south-west of York and has excellent transportation links via the A64 and A1 (M) both of which are a short drive away.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rateable Value

Rateable Value: £36,250

Uniform Business Rate for 2017/17 £0.479.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

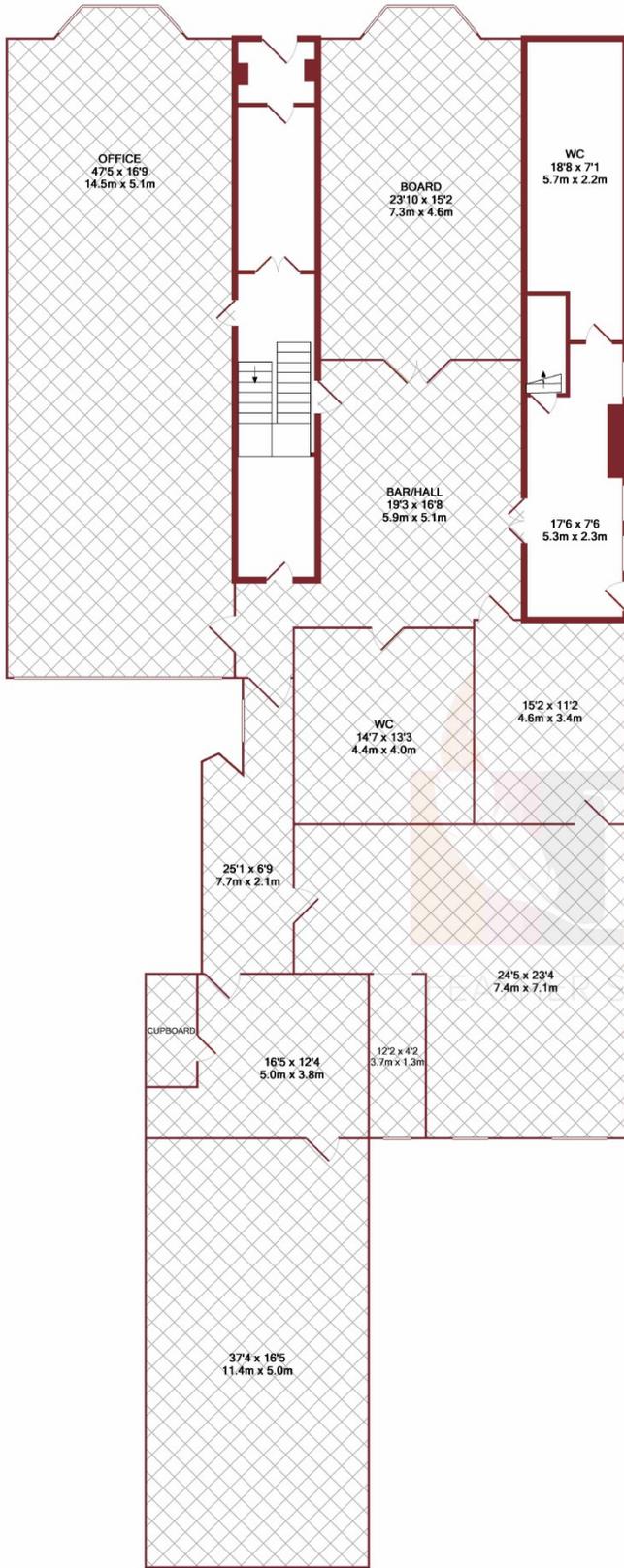
Viewing

Strictly by appointment with the agent Tel: 01423 501211.

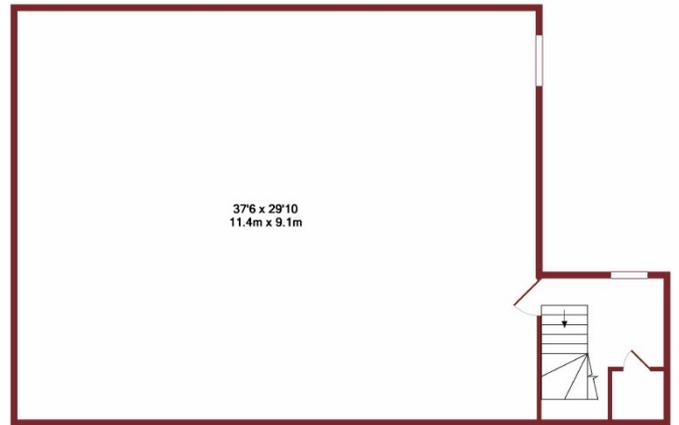
Services

All mains services are connected to the property.

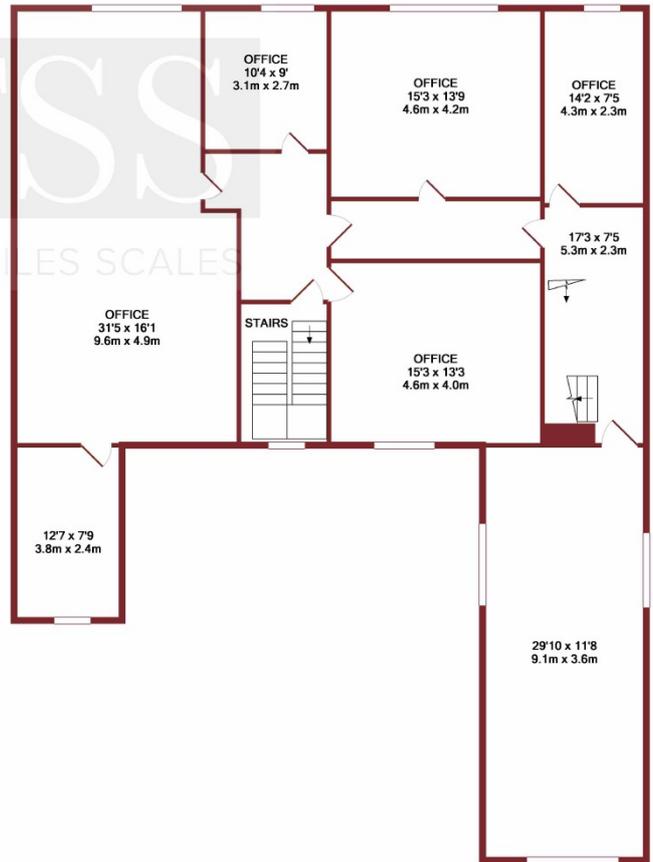




GROUND FLOOR



2ND FLOOR



1ST FLOOR

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