

MODERN OFFICE TO LET



5 KIRKGATE, TADCASTER, LS24 9AQ

- 698 sq.ft (64.86 sq.m)
- Popular North Yorkshire market town
- Excellent access to A64 dual carriageway
- Ground floor reception with first & second floor offices
- Well located in the heart of the town

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

Tadcaster is a popular North Yorkshire market town located approximately 10 miles (16km) south-west of York and 12 miles (19km) north-east of Leeds. The town is situated approximately 0.5 miles from the A64 dual carriageway which in turn provides direct access to the A1(M) motorway.

Tadcaster is renowned for its long association with the brewing industry being home to 3 famous breweries; Samuel Smith's Old Brewery, John Smith's and The Tower Brewery.

SITUATION

The property occupies a prominent location on Kirkgate with nearby occupiers including Cooplands, Costa Coffee, Halifax and John Smith's Brewery as well as a number of independent retailers.

It is located immediately adjacent to the Central Area car park which provides free parking.

DESCRIPTION

The property comprises a 3 storey brick built office, accessed from the ground floor, with the first and second floor extending over both the subject property and the adjacent retail unit.

Internally the property has a reception area at ground floor, 2 private offices at first floor and 1 private office, kitchen and wc facilities at second floor. The property also benefits from central heating and burglar alarm.

ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Ground Floor	11.71 sq.m	126 sq.ft
First Floor	31.70 sq.m	341 sq.ft
Second Floor	21.45 sq.m	231 sq.ft
TOTAL	64.86 sq.m	698 sq.ft

TERMS

The property is available by way of a Full Repairing & Insuring Lease at a rent of **£8,000 per annum exclusive** for a term of years to be agreed.

RATES

We understand the property is assessed as follows:-

Rateable Value £5,800

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (83). A copy of the EPC is available on request.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

Tom Grimshaw

T: 0113 244 9020

M: 07827 965146

E: tom@bht.uk.com

Subject to Contract
Sep 22

Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.