

# PROMINENT SHOP TO LET



## 21 KIRKGATE, TADCASTER, LS24 9AQ

### 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 three famous breweries; Samuel Smith's, John Smith's and Tower Brewery.

### SITUATION

The property is located on Kirkgate and benefits from direct access to the town's main car park via the rear of the property. Nearby occupiers are a mixture of independent traders and national retailers, including Costa Coffee and Cooplands,

### DESCRIPTION

The property is comprised of a ground floor open plan sales area with a first floor store and staff/customer facilities.

### ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	16.16 sq.m	174 sq.ft
FF Ancillary	22.20 sq.m	239 sq.ft

### LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

### RENTAL

Offers in the region of **£6,000 per annum exclusive.**

### RATES

We understand the property is assessed as follows:-

Rateable Value £4,400

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

### ENERGY PERFORMANCE CERTIFICATE

Awaiting reassessment

### VAT

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

### FURTHER INFORMATION/VIEWING

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Subject to Contract  
Jan-25

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#### Misrepresentation 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.