

# FOR SALE

- NIA - 14,000 sq.ft (1,300 sq.m)
- Fantastic opportunity for owner occupiers, investors, developers
- Prominent location
- Established commercial location
- Equidistant between Junctions 31 and 32 of the M62.
- Currently producing an income of **£31,419.48 per annum**.
- Offers in the region of **£980,000**
- ERV of **£115,000 per annum** if fully let



**FREEHOLD OFFICE WITH PART INCOME – 14,000 sq.ft.**

**TAYSON HOUSE, METHLEY ROAD, CASTLEFORD, WF10 1PA**

## LOCATION

Castleford with a population of approximately 45,000 persons is a West Yorkshire town located approximately 3 miles north west of Pontefract, 11 miles north east of Wakefield and 15 miles south-west of Leeds.

The town benefits from excellent communications sitting between Junctions 31 & 32 of the M62, which are approximately a mile from the town centre and provide direct access to the A1(M) and M1. Castleford railway station is situated on both the Hallam and Pontefract lines connecting the town directly with Leeds, Barnsley, Goole, Pontefract & Sheffield and York.

## SITUATION

The property is located on the established Methley Road Industrial Estate, equidistant between Junction 31 and 32 of the M62 motorway.

Tayson House is situated within an established commercial location with nearby occupiers including Burberry, Lambson Building Products Ltd, KC Sofas, Ultimate Physiques Gym & Fitness Centre, White Lion Pub, The Eagle Pub and Coffee + Cup Artisan Coffee House.

## DESCRIPTION

The property comprises a 3-storey multi-tenanted office building of brickwork construction, the brick work is exposed to the west elevation and the east elevation comprises render with tiled inserts. The roof is pitched and tiled with roof windows covering the full length.

Internally the east wing comprises 12 quality office suites over both ground and first floor with kitchen and WC facilities on each floor, at second floor there is a large open plan office suite with two private offices, kitchenette and WCs. The west wing comprises 3 large open plan modern air-conditioned office suites with WC's and kitchenette on each floor.

Externally the property benefits from electric security shutters over all of the ground floor windows. The car park to the west side and rear of the property provides ample parking for approximately 30 vehicles.

## ACCOMMODATION

We understand the property has an approximate Net Internal Area of 14,000 sq.ft (1,300 sq.m).

The site totals approximately 0.45 acres (0.18 hectares).



## TENANCY DETAILS

The offices are let in accordance with the schedule below, on rolling licence agreements: -

Unit	Size (sq.ft.)	Status
Suite 1	337	Tenanted
Suite 2	383	Tenanted
Suite 3	383	Tenanted
Suites 4-6	1,223	Tenanted
Suites 7 & 8	775	Tenanted
Suite 9	391	Tenanted
Suite 10	384	Tenanted
Suite 11	385	Tenanted
Suite 12	455	Vacant
2 <sup>nd</sup> Floor Suite	1,858	Vacant
West Wing	5,936	Vacant

A tenancy schedule can be provided on request. We calculate that the property, if fully let has an estimated rental value of £115,000 per annum.

## EPC

The property has been independently assessed and certified as falling within Band C (71). A copy of the EPC is available on request.

## RATEABLE VALUE

The offices are individually assessed and currently split into 10 premises by the VOA, the total Rateable Value is £83,000. Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.



## PRICE

We are seeking offers in the region of **£980,000** subject to contract for the freehold interest in the whole property.

## VAT

The property is registered for VAT and a sale will therefore be treated as a TOGC..

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## FURTHER INFORMATION



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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 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.