

TO LET

DESCRIPTION

Recently refurbished premises are suitable for a variety of uses, subject to consents and are located off Bridge Street close to the centre of Tadcaster off Bridge Street. Tadcaster is conveniently located on the A64, about 3 miles east of the A1 and the A1/M1 link. The motorway network is readily accessible, as are Leeds and the other northern conurbations.

ACCOMMODATION

All areas referred to are approximate, and given as a guide only.

Ground Floor	178 sq ft	16.5 sq m
First Floor	154 sq ft	14.3 sq m

There is a toilet to the first floor and electric heating.

The yard does not form part of the demise but provides communal access.

LEASE TERMS

The unit is available by way of a new lease for a term of 3 years. The lease will be on a full repairing and insuring basis. Rental sought £4,400 per annum exclusive of rates etc.

SERVICES

Mains Water and electricity are connected to the property. None of the services have been tested by Chadwicks Chartered Surveyors and interested parties must rely on their own investigations as to their condition and suitability.

RATING ASSESSMENT

The valuation office agency indicates that the property currently does not have a rating assessment. It will be the tenants responsibility to arrange an assessment.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords legal costs including VAT incurred in the preparation of the lease and counterpart.

VAT

All figures are quoted exclusive of VAT unless otherwise stated.

PLEASE NOTE

Whilst we endeavour to make our particulars accurate and reliable, if there is any specific point which is of particular concern to you in deciding whether to take the accommodation please contact us and we will be pleased to verify the information for you. All dimensions and areas quoted are approximate only, and should not be relied upon for fitting or other purposes etc. Date of Publication August 2017



The Old Sandwich Shop Rear of 13-17 Bridge Street TADCASTER

332 SQ FT (30.8 SQ M)

**FOR FURTHER INFORMATION
CONTACT
Simon Chadwick**

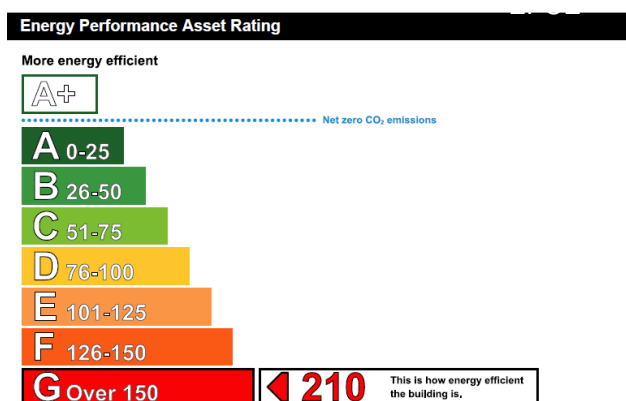
01904 780080

109 Long Ridge Lane, Nether Poppleton
York YO26 6LW

CHADWICKS

CHARTERED SURVEYORS

A full copy of the EPC & Recommendations Report is available upon request.



Chadwicks Chartered Surveyors for themselves and for the vendors or lessors of this property whose agent they are give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute an offer or part of an offer or contract;
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith, without responsibility and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No persons in the employment of Chadwicks Chartered Surveyors have any authority to make or give any representation or warranty whatever in relation to the property.