

**TO LET**  
**OFFICE SUITE OF 580 SQ FT (54 SQ M)**  
**7 BRIDGE STREET**  
**TADCASTER**

**DESCRIPTION**

A first floor suite of four offices plus kitchen and toilet on the main street in Tadcaster.

**ACCOMMODATION**

All areas and dimensions are approximate only.

Ground Floor	Shared entrance hall with private stairs to:		
First Floor	Office 1	157 sq ft	14.4 sq m
	Office 2	135 sq ft	12.5 sq m
	Office 3	124 sq ft	11.5 sq m
	Office 4	167 sq ft	15.5 sq m
	Kitchen & Toilet		

**LEASE TERMS**

A new lease is available for a term being a multiple of three years on an internal repairing basis. The tenancy will be excluded from the provisions of the Landlord & Tenant Act 1954. Rent on application, exclusive of VAT, if payable.

**RATING ASSESSMENT**

We are advised that the premises have a rateable value of £4,300.

**LEGAL COSTS**

The incoming tenant will be responsible for reimbursing the landlord with their reasonable legal costs involved in the preparation of the lease and counterpart.

**VAT**

All figures are 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.

**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.