

LOCATION

This office building is located on the fringes of Tadcaster town centre in a prominent position close to the swimming pool.

ACCOMMODATION

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

Ground Floor	Offices	378 sq ft	(35 sq m)
	Toilet		
First Floor	Offices	333 sq ft	(31 sq m)
	Toilet		

LEASE TERMS

The unit is available by way of a new lease incorporating the following term:

- 3 or 6 year term to be excluded from the terms and conditions of the Landlord & Tenant Act 1954.
- Tenant responsible for all repairs and decorations to the building (full repairing).
- Tenant will reimburse the landlord with the insurance premium plus any excess.
- The rent will be £8,000 per annum exclusive of rates and VAT (if payable), and be subject to rent review after 3 years.

RATING ASSESSMENT

The Valuation Office website shows a Rateable Value of £4,800.

LEGAL COSTS

The tenant will be responsible for the Landlords reasonable legal costs involved in the preparation of the lease and counterpart including stamp duty and VAT if payable.

VAT

All figures are quoted exclusive of VAT unless otherwise stated.

TO LET OFFICE BUILDING



20 WESTGATE TADCASTER

SALES AREA - 711 SQ FT (66 SQ M)

**FOR FURTHER INFORMATION
CONTACT
Simon Chadwick
Tel: 01904 780080**

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.

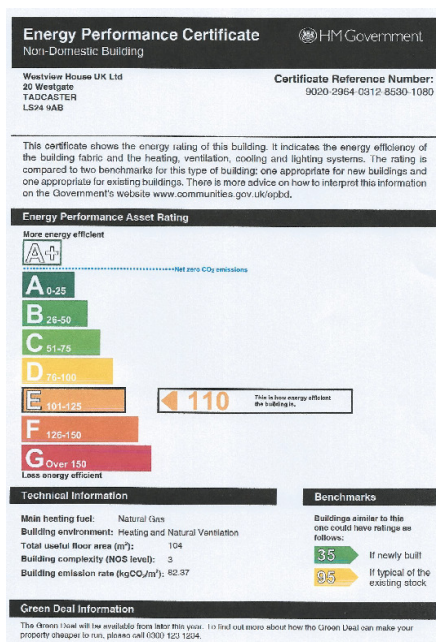
01904 780080

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.