

### DESCRIPTION

Storage premises located close to the centre of Tadcaster in Wharfe Bank Terrace. 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.

Store	594 sq ft	55 sq m
Toilet		

The yard does not form part of the demise and is not available for parking.

### LEASE TERMS

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

- a. 3 or 6 year term.
- b. Tenant responsible for all repairs and decorations to the building (full repairing).
- c. Tenant will reimburse the landlord with the insurance premium plus any excess.
- d. The rent will be £3,500 per annum exclusive of rates and VAT (if payable), and be subject to a rent review after 3 years.
- e. The Lease will be excluded from the terms and provisions of the Landlord & Tenant Act 1954 in respect of security of tenure.

### 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 has a Rateable Value of £2,850. Small business rate relief may be available.

### LEGAL COSTS

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

## TO LET STORAGE PREMISES



## The Barn Wharfe Bank Terrace Tadcaster

594 SQ FT (55 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.