

## DESCRIPTION

Self contained first floor office suite occupying a prominent corner position. The suite has its own ground floor entrance.

The office building is conveniently situated, in the brewery town of Tadcaster, close to the main free public car park. Tadcaster is well being only about 3 miles from the A1, and close to York and Leeds. Access to the motorway has been enhanced by the opening of the A1/M1 link.

## ACCOMMODATION

Areas are approximate, and given as a guide only.

Ground Floor Entrance hallway.

First Floor	2 Offices	350 sq ft (32.5 sq m)
	Store	53 sq ft ( 4.9 sq m)
	Kitchen	50 sq ft ( 4.6 sq m)
	Toilet.	

## LEASE TERMS

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

- 3 year term.
- Tenant will be responsible for all repairs and decorations to the building (full repairing).
- Tenant will reimburse the landlord with the insurance premium plus any excess.
- Rent £5200 per annum exclusive of rates and VAT (if payable).
- The lease to be excluded from the terms and conditions of the Landlord and Tenant Act 1954.

## LEGAL COSTS

The ingoing 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 SUITE



## 30A HIGH STREET TADCASTER

Viewing - Strictly by prior arrangement with the Agents  
**Chadwicks Chartered Surveyors**  
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.**

EPC Awaited

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.