



DESCRIPTION

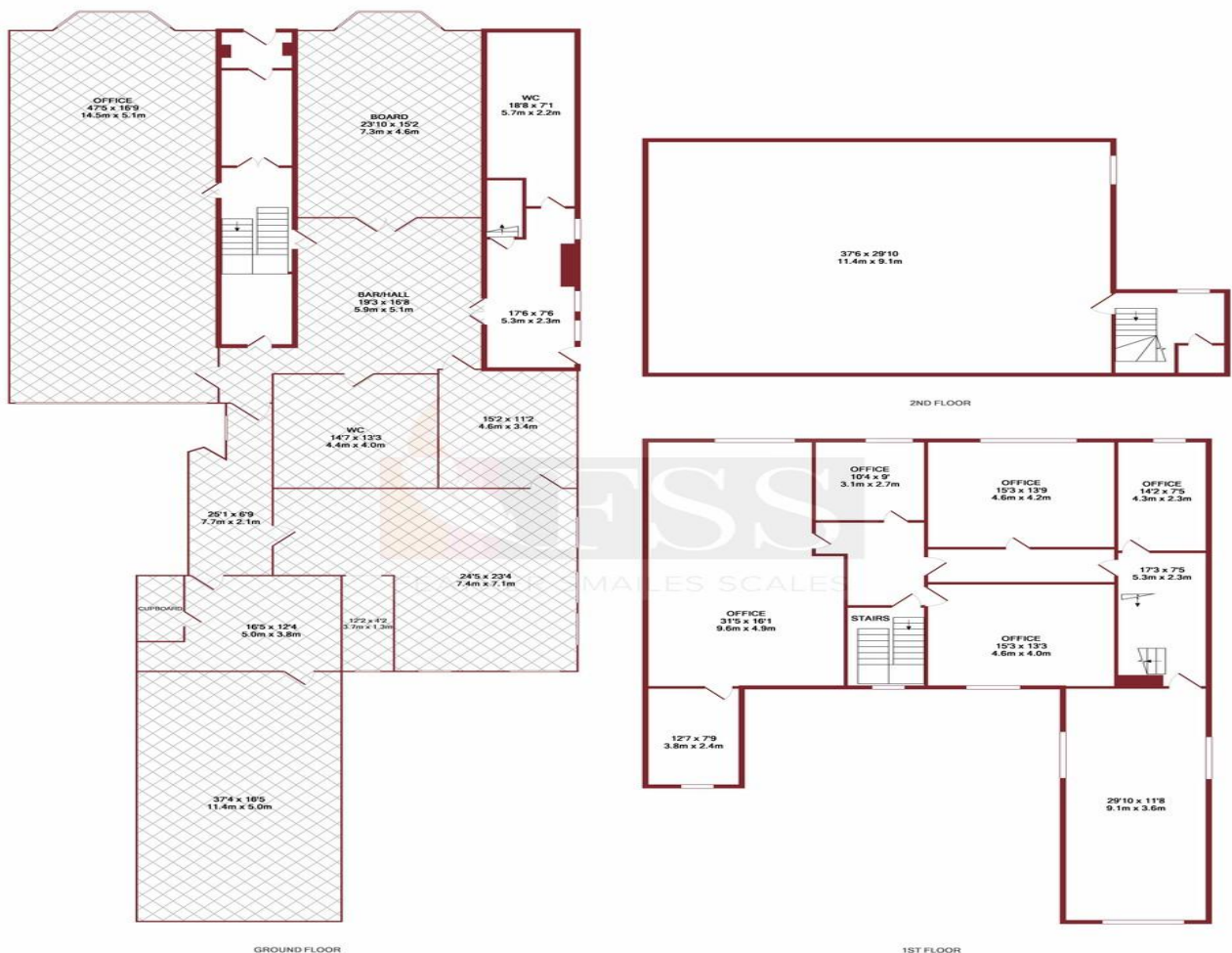
APPROXIMATELY 1,100 SQ FT SQ FT

A rare opportunity to lease the first and second floor of a substantial detached period office building over 3 floors in the centre of Tadcaster, a vibrant North Yorkshire Town. The building itself offers an imposing position on Westgate close to the High Street and the amenities that come with it. The room would lend itself to dance, karate or group meetings.

The premises have generally been decorated neutrally throughout, however they do maintain many original features. The large hall has been painted black for photography. A further benefit includes a large secure car park to the rear which offers parking for up to 12 cars. Although the property is in need of general modernisation in some areas, the landlord is willing to help with such works by way of incentives.

Office and Studio

Rent £6,500 pa



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Location and Directions

The subject premises are located on Westgate close to the centre of Tadcaster and the amenities that come with it. Tadcaster is a market town and civil parish in the Selby district of North Yorkshire, England. It is approximately 12 miles north-east of Leeds, and 10 miles south-west of York and has excellent transportation links via the A64 and A1 (M) both of which are a short drive away.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: TBC.
Uniform Business Rate for 2020/21: £0.512.
Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.

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