



## DESCRIPTION

APPROXIMATELY 1,889 SQ FT

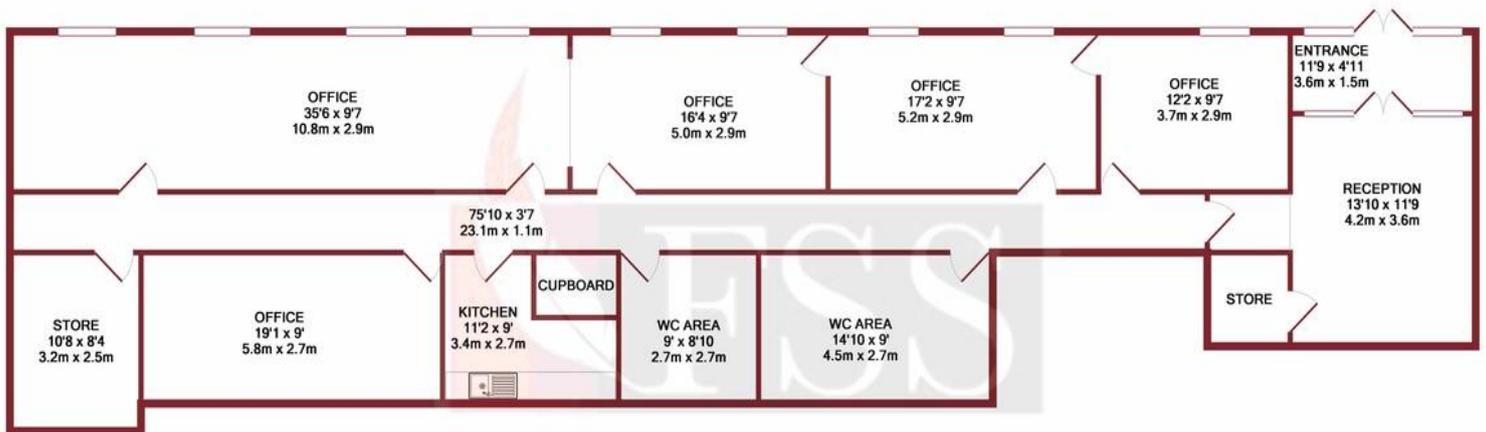
An opportunity to lease a brick clad purpose built ground floor office formerly part of Tadcaster Brewery. The premises offer approximately 1,800 sq ft of space with a range of open plan and individual offices. The suite is fully equipped with WC and kitchenette facilities.

The premises offer an affordable office facility and the fit out includes suspended ceilings, recessed lighting and carpets throughout.

Externally the property comes with a minimum of 8 dedicated car parking spaces.

**GROUND FLOOR**

**Rent £16,500 PA**



FEATHER SMAILES SCALES  
TOTAL APPROX. FLOOR AREA 1889 SQ.FT. (175.5 SQ.M.)  
Made with Metropix ©2019

## Location and Directions

The offices form part of the Tower Brewery but are prominently situated fronting the A659 Wetherby Road with their own separate access, approximately half a mile from the Town Centre. York is 9.6 miles to the North East and Leeds is 15 miles to the South West. The A1M giving access to the M1 motorway is approximately 8 miles to the South.

## 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.

FSS trust potential buyers and sellers have obtained financial advice, or have funds in place, prior to entering into a property transaction. FSS, as agents acting on behalf of clients, will seek proof of funding to safeguard our clients interest. Should you require mortgage advice, we have a long standing relationship with an independent mortgage advisor who can provide information for you. Please ask a member of staff for more details. Over the course of the last financial year 2018-2019 referrals to this independent mortgage broker have, on average, earned us a fee of £339.96 per case.

**IMPORTANT NOTICE: 1. Particulars:** These particulars are not an offer of contract, nor part of one. You should not rely on statements by Feather Smiles Scales LP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Feather Smiles Scales or any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The measurements and distances given are approximate only and maps, plans and areas displayed are for illustration purposes only. Photographs show only certain parts of the property as they appeared at the time they were taken. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position in relation to the property may change without notice. Viewing by appointment only. Feather Smiles & Scales is a limited liability partnership registered in England with registered number OC308783. Our registered office is 8 Raglan Street, Harrogate, North Yorkshire, HG1 1LE, where you may look at a list of members names.



01423 501211

www.fssproperty.co.uk  
commercialdept@fssproperty.co.uk  
8 Raglan Street, Harrogate,  
North Yorkshire, HG1 1LE

rightmove  
find your happy

OnTheMarket.com

TDS  
Tenancy Deposit Scheme  
member

nava propertymark  
PROTECTED

arla propertymark  
PROTECTED

naea propertymark  
PROTECTED

The Property  
Ombudsman