

PRIME SHOP – WITH LIVING ACCOMODATION TO LET



15 BRIDGE STREET, TADCASTER, LS24 9AW

LOCATION

Tadcaster is a popular North Yorkshire market town located approximately 10 miles (16km) south-west of York and 12 miles (19km) north-east of Leeds. The town is situated approximately 0.5 miles from the A64 dual carriageway which in turn provides direct access to the A1(M) motorway.

Tadcaster is renown for its long association with the brewing industry, being home to three famous breweries; Samuel Smith's, John Smith's and Tower Brewery.

SITUATION

The property occupies a prime location on the town's main high street with nearby occupiers including Cooplands, Costa Coffee, Halifax and John Smith's Brewery as well as a number of independent retailers.

DESCRIPTION

A character property comprising ground floor retail unit to the front and living accommodation to the rear including a kitchen & utility room at ground floor and a living room, 3 bedrooms and bathroom at first and second floor.

Whilst the living accommodation is not self contained, there is separate access to the rear.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Internal Width	4.67m	15'4"
Shop Depth	4.21m	13'10"
GF Sales	28.34 sq.m	305 sq.ft
GF Kitchen	13.84 sq.m	149 sq.ft
FF Living	22.85 sq.m	246 sq.ft
SF Living	30.19 sq.m	325 sq.ft

LEASE TERMS

The property is offered by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

Offers in the region of **£9,500 per annum exclusive**.

Tel: 0113 244 9020 / www.bht.uk.com

RATES

We understand the property is assessed as follows:-

Rateable Value £7,000

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B (35). A copy of the EPC is available upon request.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

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Subject to Contract
Apr 23

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.