

# CHARACTER OFFICE TO LET



## **18 ST JOSEPH'S STREET, TADCASTER, LS24 9HA**

- 1,989 sq.ft (184.84 sq.m)
- Popular North Yorkshire market town
- Excellent access to A64 dual carriageway
- Parking for approximately 8 vehicles
- Two storey character property

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

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

The Central Area car park is also close by which provides free parking.

## DESCRIPTION

The property comprises a 2 storey stone built character property, most recently used as an office. Access is through the front door fronting St Joseph's Street and a side door to the north side of the property.

Internally the property benefits from 4 spacious rooms on both the ground floor and on the first floor, there is a wc on each floor and staff kitchen facilities on the first floor. In addition there is a basement, providing further storage space.

Externally the property benefits from parking for approximately 8 cars at the south side of the property and a fenced lawn area at the north side.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and has the following approximate areas:-

Ground Floor	94.97 sq.m	1,022 sq.ft
First Floor	89.87 sq.m	967 sq.ft
<b>TOTAL</b>	<b>184.84 sq.m</b>	<b>1,989 sq.ft</b>

## TERMS

The property is available by way of a Full Repairing & Insuring Lease at a rent of **£17,500 per annum exclusive** for a term of years to be agreed.

## RATES

We understand the property is assessed as follows:-

Rateable Value £18,250

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band D (100). A copy of the EPC is available on 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  
Sep 22

#### Microrepresentation 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.