

# LIGHT INDUSTRIAL / STORAGE UNIT WITH YARD TO LET



**22 YORK ROAD, TADCASTER, LS24 8AF**

- 1,650 sq.ft (153 sq.m)
- Well located between Leeds and York
- Excellent access to the A64 and A1(M)
- Secure storage facility

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

## LOCATION

The site is located on York Road in the popular commuter town of Tadcaster, approximately 12 miles southwest of York City Centre and 16 miles northeast of Leeds City Centre.

## DESCRIPTION

The unit comprises a two storey traditional stone-built workshop with a pitched profile pantile roof and benefits from suspended strip lighting and single phase electricity.

In addition to the ground floor warehouse, the property benefits from first floor mezzanine storage. Externally the property benefits from a generous yard and parking, with a double bay garage that provides additional storage.

## ACCOMMODATION

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

Ground Floor Warehouse	153.26 sq.m.	1,650sq.ft.
First Floor Mezzanine	70.24 sq.m.	756 sq.ft.
Double Bay Garage (Left)	11.7 sq.m.	126 sq.ft.
Double Bay Garage (Right)	10.68 sq.m	115 sq.ft

## TERMS

The premises are available on a new full repairing and insuring lease for a minimum term of 3 years at a rent of **£10,000 per annum** exclusive of VAT, payable monthly in advance.

## RATES

We understand the property is assessed as follows:-

Rateable Value £9,800

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

## ENERGY PERFORMANCE CERTIFICATE

Currently awaiting reassessment

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## 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  
Dec 23

#### 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 whatsoever 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.