



**COMMERCIAL UNIT TO LET**  
**UNIT 2, WILLOW FARM, CHURCH FENTON**  
**NEAR TADCASTER**  
**LS24 9QR**



An industrial unit extending to circa 2,700 square feet internally, with office kitchen and toilet facilities.  
Outside there is a good sized yard area for parking and storage.

TO LET £17,000 per annum

Flexible terms.

## **SITUATION AND DESCRIPTION**

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Willow Farm is well situated on the edge of the village of Church Fenton, approximately 7 miles south of Tadcaster town, and within 10 miles of the the A1/M motorway. Church Fenton has a railway station with regular services to York and Leeds.

The unit which extends to 2,700 internally has formerly been used as an MOT and motor service centre and is considered suitable for a variety of uses.

There is ample outside storage and parking space.

### LEASE

It is proposed to offer the unit on a 5 year lease, with potential for a 3 year break clause but the Landlords are flexible.

### RENT

£17,000 per annum.

### VIEWINGS

Viewings are by appointment only through the letting Agents, Thomlinsons, 24, High Street, Wetherby. 01937 582748. Ref; Richard Waring richard@thomlinsons.co.uk



