



SMITHYOUNG

TO LET



EXCITING NEW ROADSIDE RETAIL OPPORTUNITY

YORK ROAD (A64), TADCASTER. LS24 8EG

Description

The site is prominently situated on the west bound carriageway of the York Road (A64) in Tadcaster, adjacent to Bilbrough Top Services and opposite Esso Bilbrough Services (East), approximately 6 miles Southwest of York and 6.5 miles Northeast of J44 of the A1 (M). The site provides a ground floor restaurant with a large beer garden/ external seating area to the rear and car parking to the front and side. Nearby occupiers include Travelodge, Esso, McDonalds, Starbucks and Premier Inn.

The upper floor is currently occupied (residential) but can be made available if required.

Accommodation

The unit comprises the approximate net internal floors areas:

Ground Floor	407.83 m ²	4,390 ft ²
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The upper floor (residential) can be made available if required.

Tenure

To Let/ Freehold Sale may be considered.

Term

Offered by way of a New Full Repairing and Insuring lease for a term of 10 years.

Rent

£75,000 per annum exclusive of VAT.

VAT

VAT, if applicable will be charged at the standard rate.

Legal Costs

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

Business Rates

We are advised that the current Rateable Value for the ground floor is £35,000.

Interested parties should make their own enquiries with the Local Authority for further information.

EPC

The energy performance certificate can be made available on request.

For further information please contact:

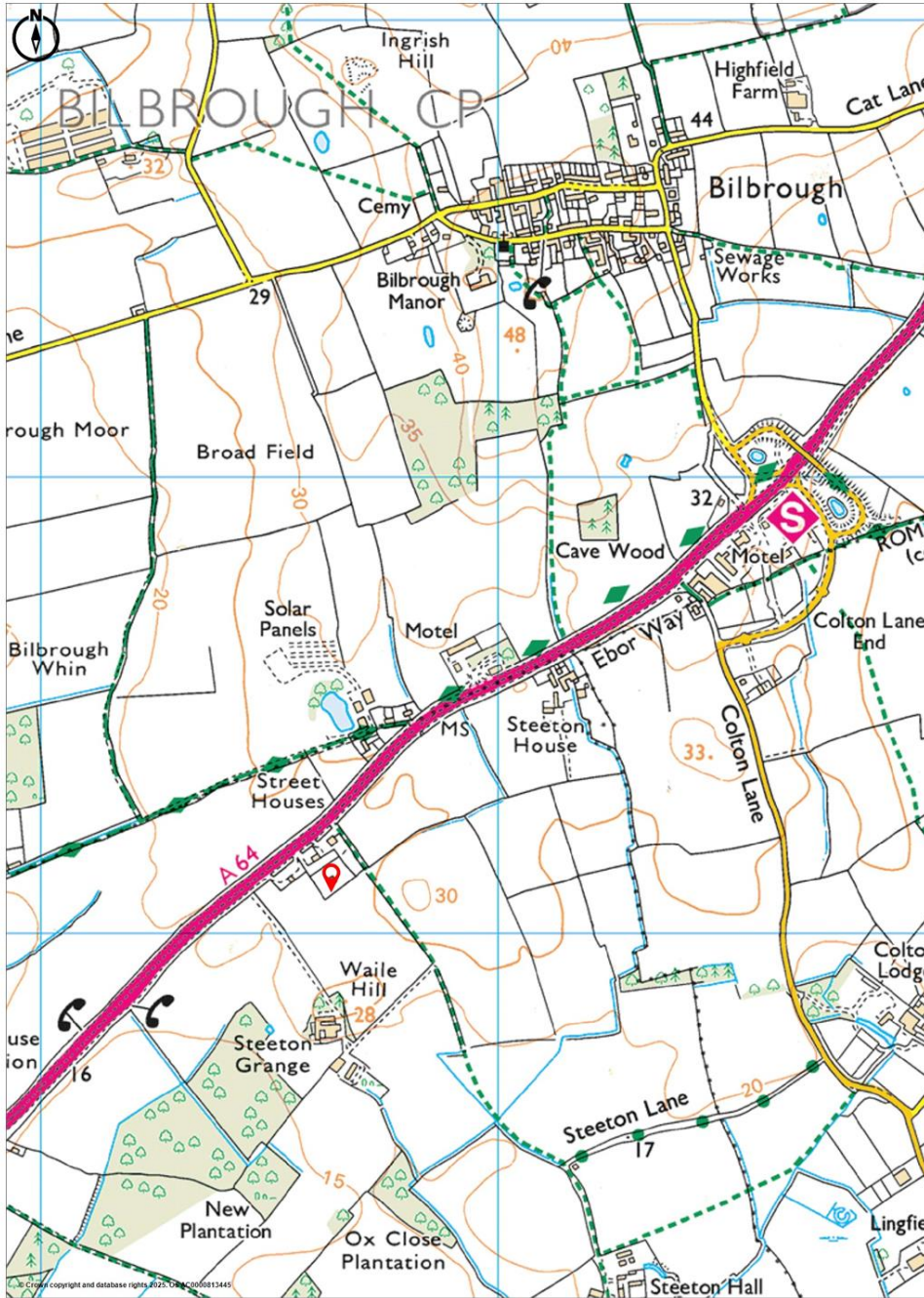
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Date: 6th January 2025

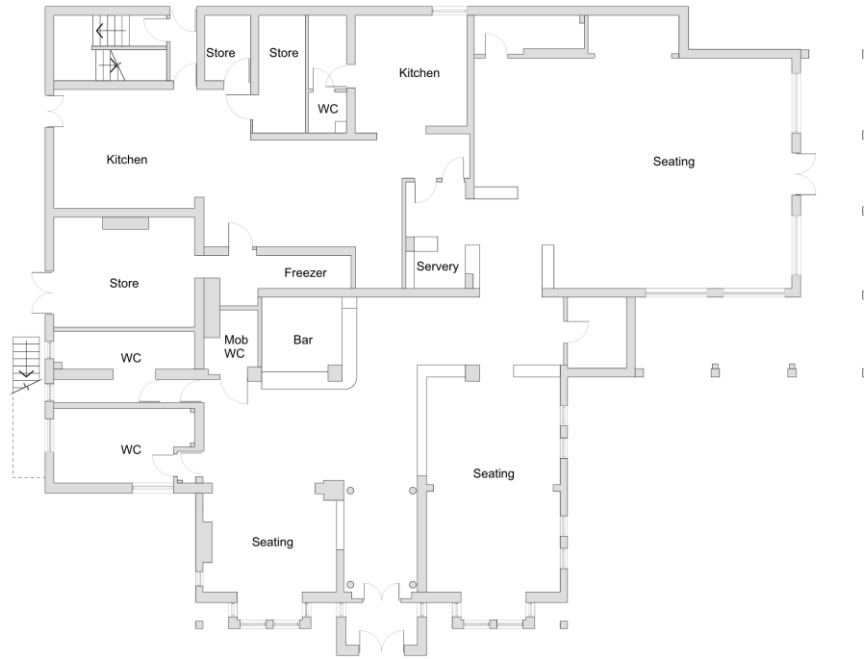


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 LANDMARK INFORMATION Plotted Scale - 1:15000. Paper Size - A4





NOTES:
Any errors or omissions to be reported to Code L6 immediately.
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Ground Floor Plan As Existing
Scale 1:100

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LS24 8EG

Client:

Drawing:
Ground Floor Plan
As Existing

Date: 04/12/24 Scale: 1:100 Size: A3

Drawing Number:
23-044-SK06

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First Floor Plan As Existing
Scale 1:100

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Client:

Drawing:
First Floor Plan
As Existing

Date: 04/12/24 Scale: 1:100 Size: A3

Drawing Number:
23-044-SK07