



**HIGH QUALITY OFFICE
BUILDING – AVAILABLE AS A
WHOLE OR POTENTIAL TO SPLIT**

Rent £22,500 PA

Description

A superbly presented detached red brick office building totalling approximately 1,800 sq. ft over 2 floors.

The accommodation has been fitted out to a high standard and the ground, and first floor is offered either as a whole or a split may be considered by negotiation with the first floor having its own dedicated entrance.

The accommodation offers flexible office space with individual and more open plan offices together with kitchen and storage facilities. There is a communal outdoor space with seating and enclosed with newly installed timber panels.

Access is gained directly off Leeds Road and benefits from close proximity to strong road links. There is ample parking within the vicinity of the office space.

Location

Tadcaster offers a range of services and amenities including range of shops, hoteliers, restaurants, recreational, sporting and educational facilities. The town is located within close proximity to further services and amenities with the popular town of Wetherby situated approximately 7.5 miles north west and the city of York approximately 10 miles north east.

Terms

Leasehold. The property is available to lease on new terms to be negotiated.

Rateable Value

Rateable Value: £12,000.

Uniform Business Rate for 2025/26: 0.546. Small business rate relief may be available to some occupiers. Further enquiries should be directed to NYC for any rates related matters or queries. FSS will accept no liability for any changes to business rates.

VAT

There is no VAT payable.

Legal Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

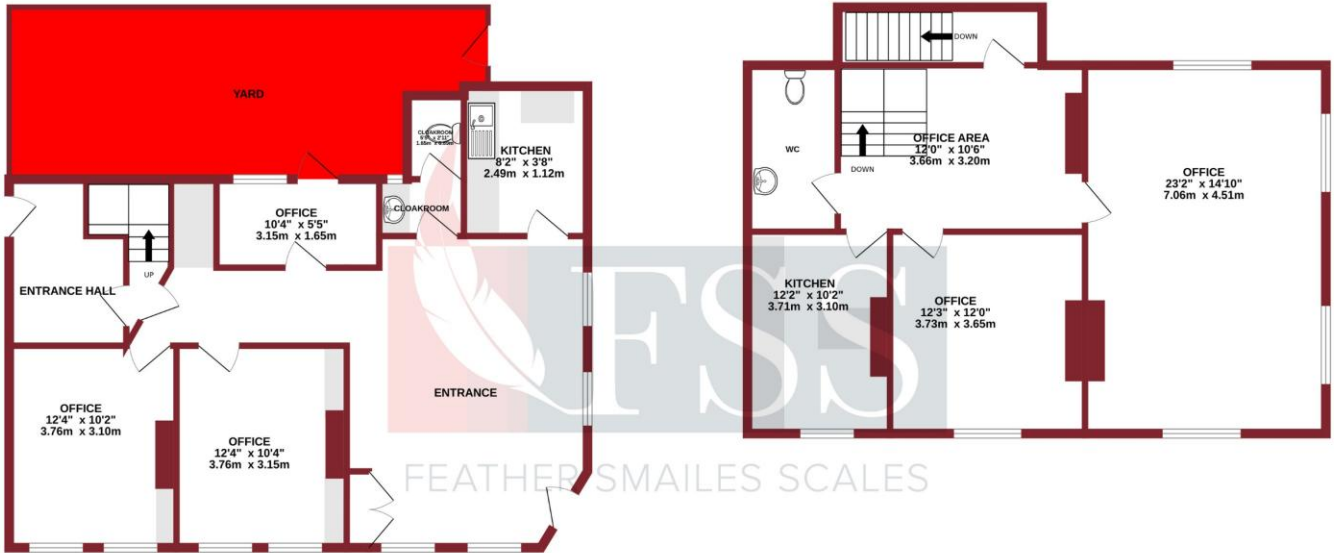
Viewing

If you would like to view this property, please contact FSS on 01423 501211.



GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.

1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 sq.m.) approx.

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