



SMITHYOUNG

TO LET



Prime Retail/ Café Opportunity TADCASTER – 2 High Street, LS24 9AT

Description

Tadcaster is an attractive and historic market town strategically positioned between Leeds and York, with excellent access to the A64, A1(M) and the wider Yorkshire motorway network. The town benefits from a strong local economy supported by major employers such as Sam Smiths and Heineken UK.

The property occupies a prominent corner location fronting on to the town's principal retail thoroughfare, benefiting from excellent levels of passing pedestrian and vehicular traffic. The property benefits from public on street parking directly to the front of the building and a large public car park to the rear. Nearby Occupiers include a good mix of independent retailers including Room 3, Rebel Roses, Vanilla Interiors, Melanies Florist and Tadcaster Pharmacy.

Accommodation

The unit comprises of the approximate net internal floors areas:

Ground Floor	783 ft² / 72.74 m²
First Floor	518 ft² / 48.12 m²
Basement	431 ft² / 40 m²

Tenure

Offered by way of a 10 year New Full Repairing and Insuring lease.

Rent

£25,000 per annum exclusive.

VAT

VAT is applicable.

Legal Costs

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

Business Rates

Ratable Value - £13,000

Rates Payable - £6,487 per annum

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

EPC

The energy performance certificate will be made available on request.

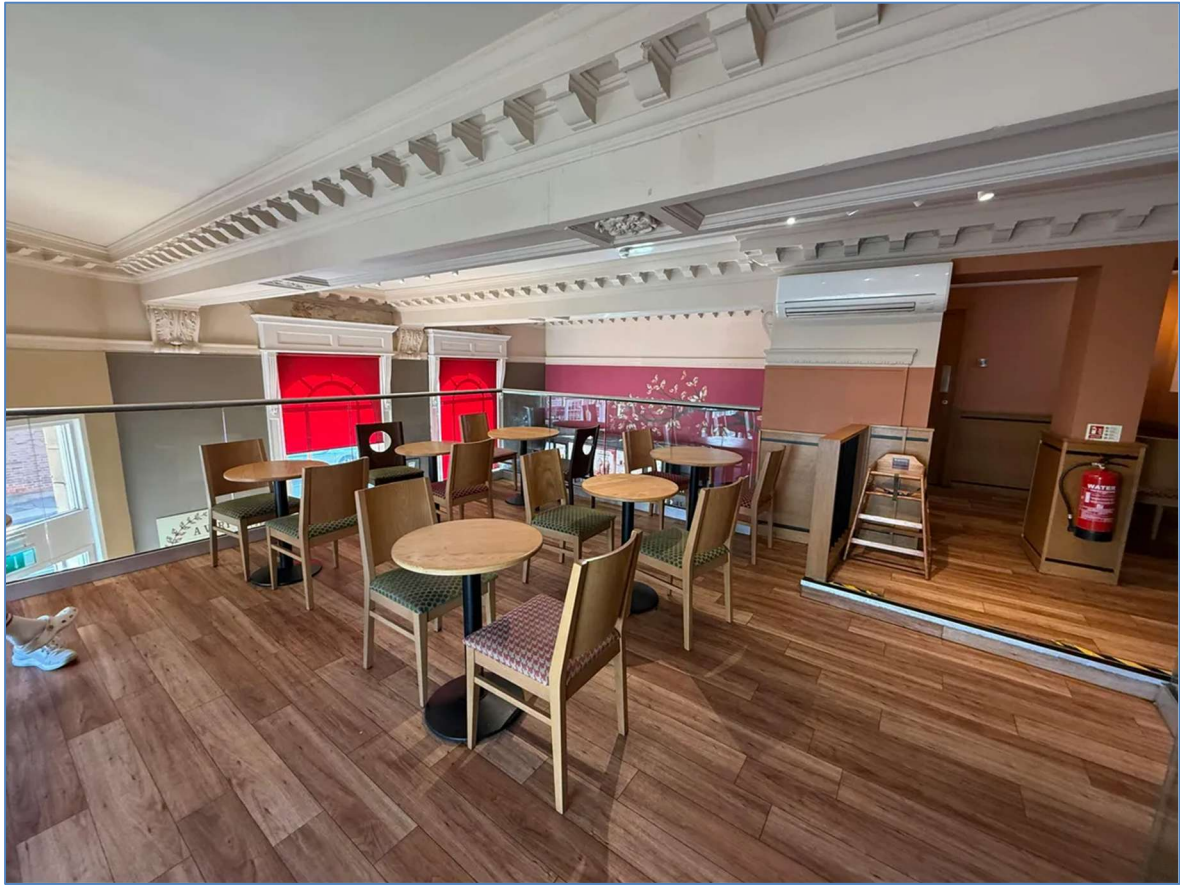
For further information please contact:

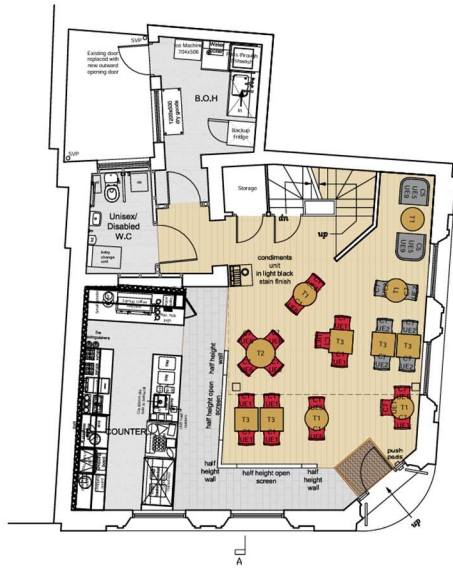
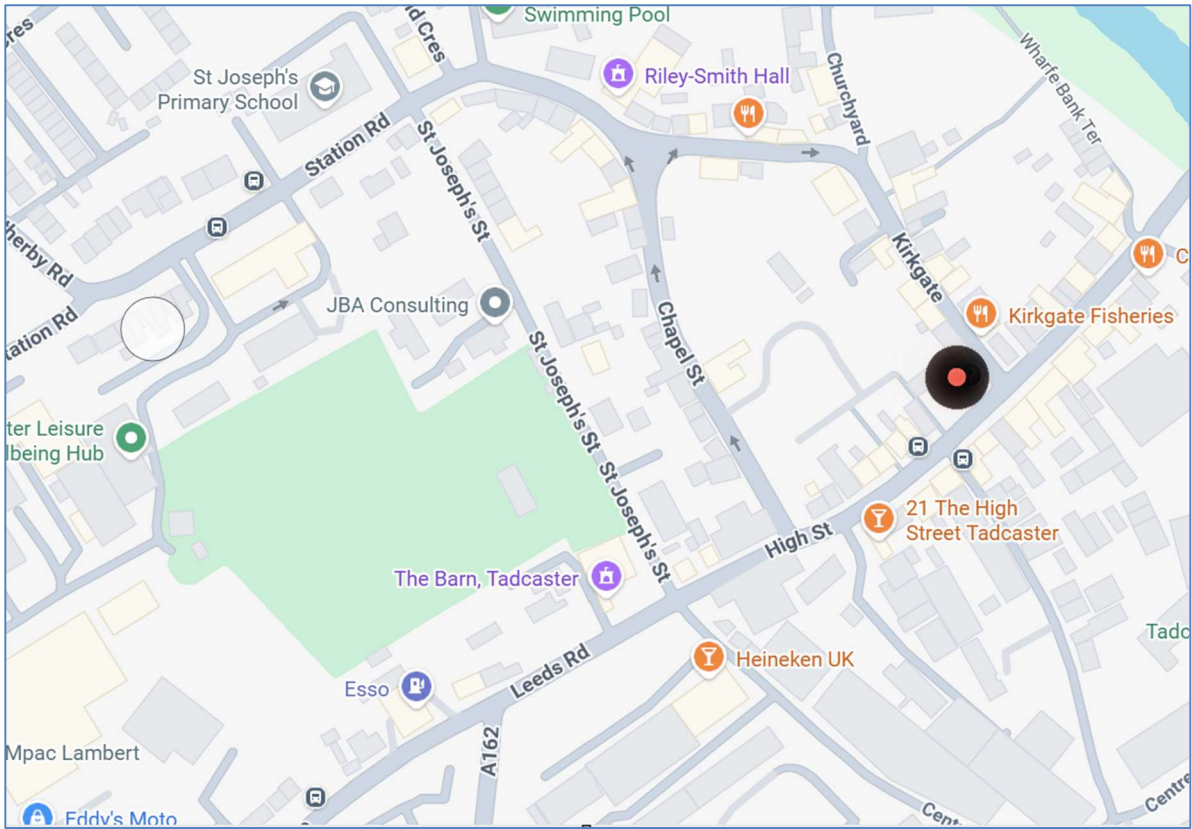
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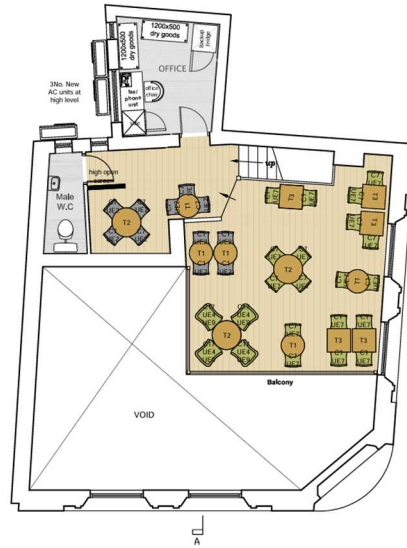
Date: 13th August 2026





PROPOSED GROUND FLOOR PLAN
26 No. Covers 11 No. Tables

TOTAL
59 No. Covers 24 No. Tables



PROPOSED MEZZANINE PLAN
33 No. Covers 13 No. Tables