

# PRIME RETAIL UNIT - TO LET

## GROUND FLOOR ONLY - APPROX 855 SQ.FT



GF 24 BRIDGE STREET, TADCASTER, LS24 9AL

- Well Located Prime Retail Unit
- Suitable for a variety of uses STP
- Potential for £0 Business Rates

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Chartered Surveyors

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## Description

The premises comprise a ground floor retail unit currently configured for banking use with lightweight stud partitioning for secure customer service points as well as back of house and staff facilities. It is anticipated that the premises once vacated will be returned to provide broadly rectangular open plan retail floor space. The unit is DDA compliant with internal ramped access which leads onto the retail sales area with a kitchenette, WC and fire escape to the rear.

The property is located on Bridge Street within the market town of Tadcaster. Bridge Street is the main retail street within Tadcaster with nearby occupiers including Cooplands, Costa, Cyclesense, Calcaria Pharmacy amongst a host of eateries, hairdressers, beauticians and bars.

Tadcaster is situated on the River Wharfe by the A64 carriageway, between the cities of York and Leeds. The town has excellent bus links with Leeds, York and the East coast as well as being in close proximity to A1(M). The town had a population at the 2021 census of 6,300.

## Rateable Value

Shop & Premises            £10,000

The current uniform business rate (UBR) for 2023/24 is 49p in the £. Occupiers may qualify for SBRR meaning £0 payable.

## Energy Performance Certificate

The premises have a current energy efficiency rating of D76

## Planning

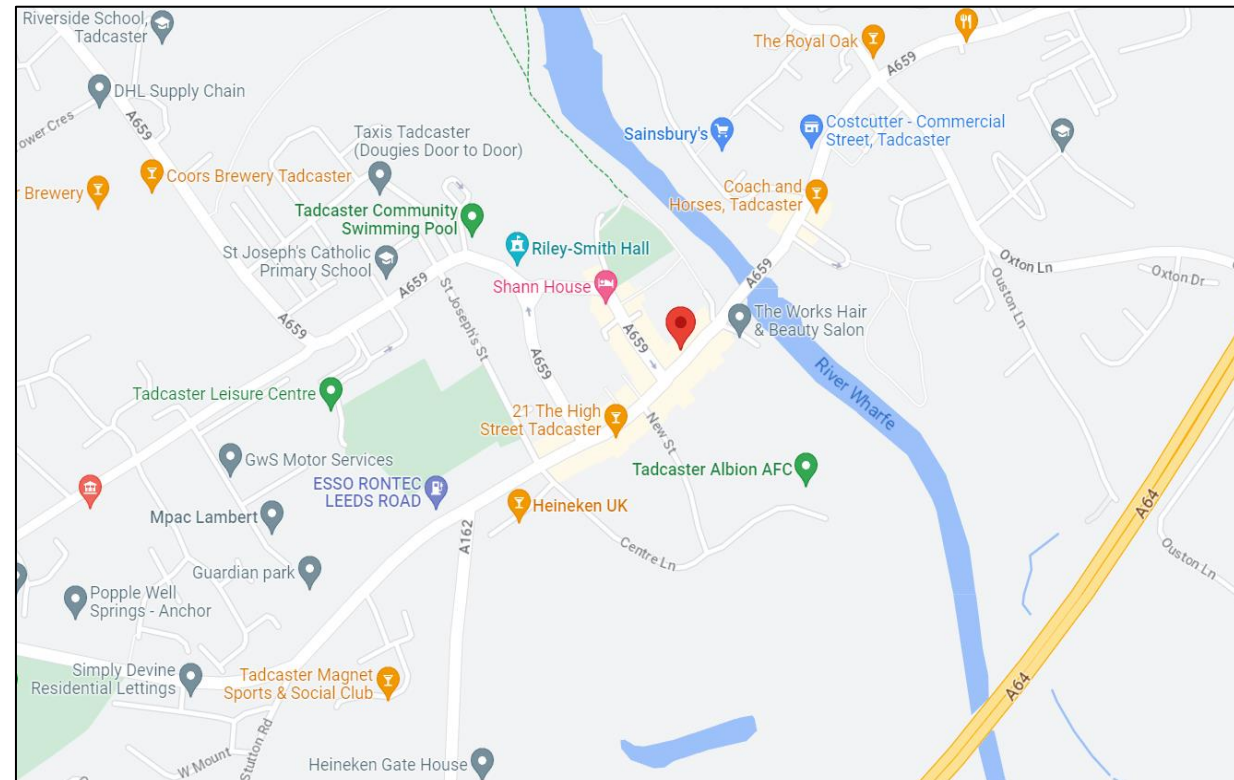
The office suite has planning permission for use E – Commercial, Business and Service under the Town and Country Planning (Use Classes) Order 1987 (as amended)

## Terms

The unit is available on a new effective FRI lease for a number of years to be negotiated at a rent of £12,000 per annum.

## Viewing

Strictly by appointment only with the sole letting agents  
Malcolm Stuart Property Consultants LLP  
E-mail: [james@malcolm-stuart.com](mailto:james@malcolm-stuart.com) Tel: 07841470654



### GENERAL INFORMATION

1. All measurements, areas and distances quoted are approximate only.
2. Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.
3. Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.
4. MSPC LLP have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.
5. All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.
6. These particulars were prepared July 2023 and every reasonable effort has been made by Malcolm Stuart Property Consultants to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.