



Commercial Street, Tadcaster

£450,000

Stephensons
commercial

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**Commercial Street,
Tadcaster LS24 8AB**

Est. 1871

£450,000

Former Costcutter supermarket and two flats available to purchase.

Located within a pleasant market town.

Freehold.

Commercial section would suit a variety of alternative uses.

DESCRIPTION

The property forms a 'First Generation', former Costcutter supermarket. It is of stone construction beneath a part pitched and part flat roof.

A substantial basement area is provided accessed via a rear yard.

Two, separately accessed flats are also included. There a 1 and 2-bed unit, respectively.

The 1 bed flat also benefits from a pleasant external balcony.

The flats have gas fired central heating, served by combination boilers.

LOCATION

The property is located in Tadcaster, a popular market town 15 miles north-east of Leeds and 10 miles south-west of York.

The property is prominently positioned to the eastern side of the town on the main road extending through the centre.

It benefits from a return frontage onto Rosemary Court.

Tadcaster is a popular commuter town which caters for both York and Leeds. It has seen a good deal of house price growth in the recent times.

On-street parking is available to the front of the property with a maximum waiting time.

A large housing estate is to the rear of the property which is beneficial from a customer perspective.

ACCOMMODATION

The ground floor commercial accommodation extends to approximately 346.92 m² (3,734 sqft). The basement store / cellar extends to approximately 165.1 m² (1,777 sqft). The two flats (including communal area) extend to approximately 86.26 m² (929 sqft).

The total floor area is approximately 598.28 m² (6,440 sqft).



Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.



TENURE

We believe that the property is held on a freehold basis. A right of way for fire escape purposes exists over the Sainsbury's car park.

The property will be sold vacant with no lease or third party agreement in place.

LOCAL AUTHORITY

North Yorkshire Council.

RATES

The commercial section of the property is assessed for non-domestic rating purpose as having a rateable value of £31,000.

The flats are both assessed for Council Tax Purposes as falling within Band A.

ENERGY PERFORMANCE CERTIFICATES

The commercial section has an EPC rating of D(94). The two flats have EPC ratings of D(67) and D(68).

Copies of the EPC certificates can be provided by the agent.

PLANNING

Planning consent for the conversion of former offices into the flats was passed in 1997 under reference CO/1997/0255.

We believe that the commercial accommodation benefits from planning permission for Class E purposes.

Prospective purchasers looking towards alternative uses are invited to make their own enquiries with the planning department of North Yorkshire Council.

SERVICES

We believe that all mains' services are connected to the property.

A goods lift links ground floor to basement / cellar levels. This is presently out of order and in need of repair.

The two flats benefit from gas fired central heating systems.

Fire and intruder alarms are provided.

PRICES

Offers of around £450,000 are invited for the freehold interest.

VIEWINGS/FURTHER INFORMATION

Please contact James Reynolds of the York office for more information or to arrange a viewing.

Partners:

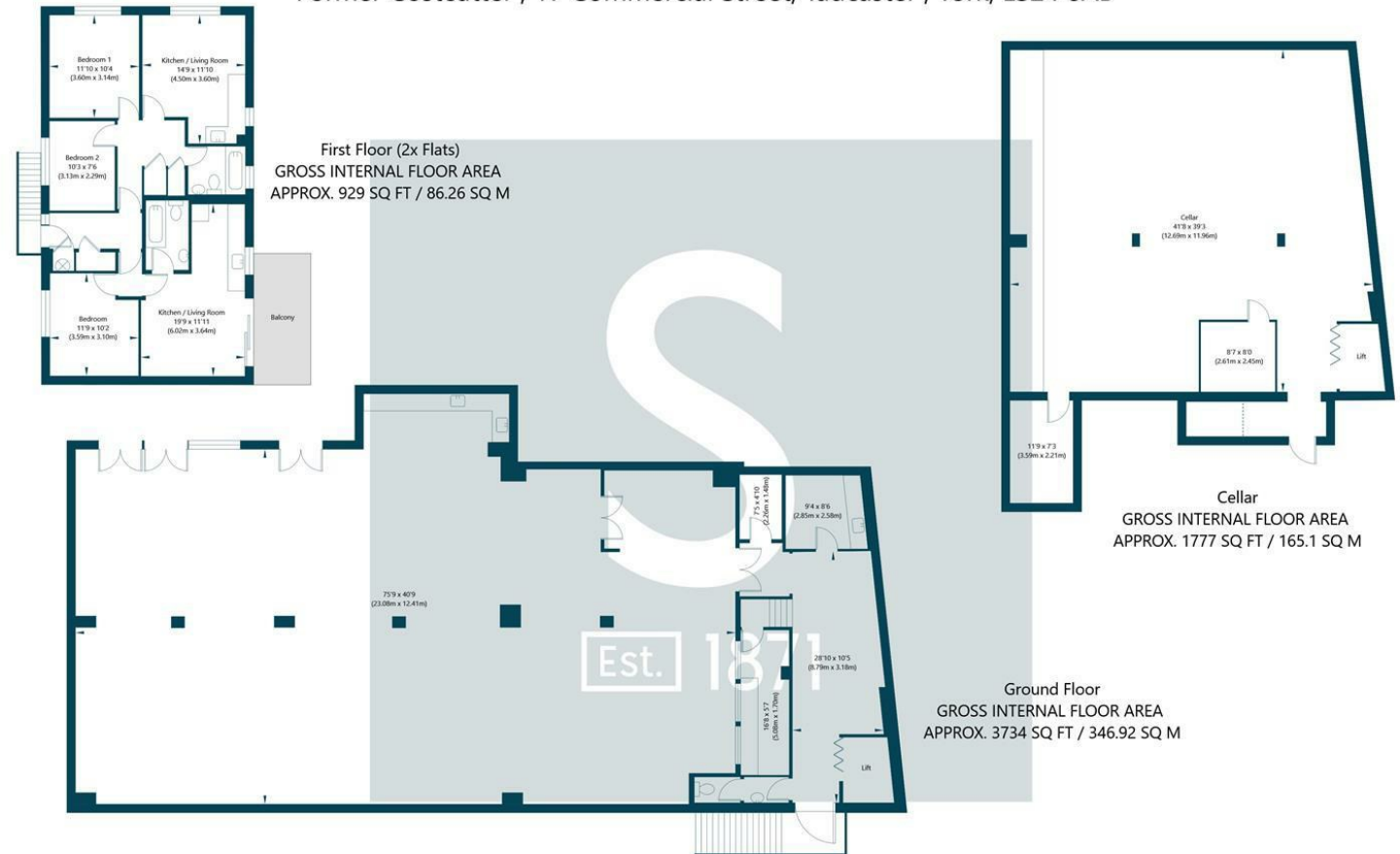
J F Stephenson MA (Cantab) FRICS FAAV
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 N J C Kay BA (Hons) pg. dip MRICS
 O J Newby FNAEA
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Former Costcutter , 17 Commercial Street, Tadcaster , York, LS24 8AB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 6440 SQ FT / 598.28 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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