28-28a Kirkgate, Tadcaster

£200,000

Stephensons
commercial

Kirkgate, Tadcaster LS24 9AD

£200,000

Fully let mixed-use freehold investment producing £16,776 per annum. The property comprises a refurbished ground floor retail unit together with a self-contained duplex apartment and garage, occupying a prominent position within Tadcaster town centre. The retail premises are occupied by an established specialist fishing tackle retailer, whilst the upper floors provide well-presented residential accommodation.

DESCRIPTION

The property comprises a three-storey mid-terrace building situated on Kirkgate in the centre of Tadcaster. The property provides a ground floor retail unit that underwent significant refurbishment in 2022, plus well-presented self-contained residential accommodation arranged over first and second floors. The building extends to approximately 103.57 sq m (1,115 sq ft) in total, excluding the single garage.

To the rear is a yard which is currently utilised by the residential accommodation. A single garage is also included within the property, which is currently utilised by the shop tenant.

LOCATION

The property is situated on Kirkgate in the centre of Tadcaster, a popular North Yorkshire market town positioned between Leeds and York.

Kirkgate forms part of the town's established commercial core, with a mixture of independent retailers, food and leisure operators. There are a range of national operaters on the nearby High Street/Bridge Street including the likes of Costa Coffee and Cooplands, Tadcaster benefits from excellent road communications, being approximately 0.5 miles from the A64, which provides direct access towards York and Leeds and onward connections to the A1(M). York is approximately 10 miles away by road, with Leeds approximately 12 miles away.

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.

SERVICES
Mains supplies of electricity, water and drainage are understood to be connected.

TENURE
The property is understood to be held freehold

TENANCIES
The property is fully let and generating £16,776 per annum.

The ground floor retail unit is let to a private individual on an internal repairing (plus shop front) lease expiring 14 April 2029 at a rent of £625 pcm, subject to review on 14 April 2028.

The residential parts are subject to a residential tenancy at a passing rent of £713 pcm. The tenant is responsible for utility charges and council tax.

LOCAL AUTHORITY
North Yorkshire Council

RATING ASSESSMENT
28 Kirkgate: £6,200 (RV) - Small Business Rates Relief may be available.
28a Kirkgate: Council Tax Band A

PLANNING PERMISSION
We understand that the ground floor retail unit is subject to Use Class E (Business), whilst the upper floor residential accommodation is subject to Use Class C3 (Dwelling House). The property is located within the Tadcaster Conservation Area.

ENERGY PERFORMANCE CERTIFICATE
28 Kirkgate: D 79 (Commercial)
28a Kirkgate: E 43 (Residential)

VIEWINGS
Strictly by way of appointment with the sole selling agent - Stephensons Estate Agents (Commercial).

COSTS
Each party to be responsible for their own legal and professional costs incurred in the transaction.

VALUE ADDED TAX
We are not aware that the property has been opted to tax.

ANTI-MONEY LAUNDERING REGULATIONS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

Stephensons
commercial

Partners:

J F Stephenson MA (Cantab) FRICS FAAV
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R E F Stephenson BSc (Est Man) MRICS FAAV
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Kirkgate, Tadcaster, Leeds, LS24 9AD

Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 355 SQ FT / 32.96 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 373 SQ FT / 34.69 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 379 SQ FT / 35.25 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1107 SQ FT / 102.9 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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