



Former Natwest Bank, 32 Bridge Street, Tadcaster, LS24 9AH

Freehold Development For Sale

- Property sold as Freehold
- Use Class E: Multiple Uses Considered
- Building consists of: Basement, ground floor and three upper floors
- Potential Re-development Opportunity (STP)

Summary

Available Size	4,100 sq ft
Price	Offers in excess of £275,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	D

Description

The subject property has been formed from three adjacent buildings that have been internally connected and constructed at differing times. Together, the properties occupy the corner plot at the intersection of the High Street, Bridge Street and Kirkgate Street in the centre of Tadcaster. The north and east blocks, attached to the main building at either side, benefit from Georgian and Victorian detailing thus the buildings are estimated to be mid to late 19th and early 20th Century’s respectively. With its mixed-use occupancy in recent times the ground floor is laid out primarily for retail uses, having previously been operated by Natwest. The Bank turned the basement into a vault and storage area. The first, second and third floors of the properties have been used as offices and ancillary uses.

Location

The town has an approximate population of 6,335 (2021 Census) and is a traditional market town and civil parish in the Selby District, just 12 miles (19.31 km) north east of Leeds and 10 miles (16.1 km) south west of York. Lending itself to a residential redevelopment or mixed-use scheme, it is worth noting that the average house price in Tadcaster is £180,000 with the majority of house sales being within the £270,000 and £214,000 range. Prices have increased by 17.63% in the last 5 years.

Tadcaster primarily relies upon private transport vehicles as it does not benefit from a train station, however, it enjoys bus services to York within approx. 32 minutes .and Leeds within approx. 50 minutes with changes. The bus stop for both journeys is just 50m from the subject property.

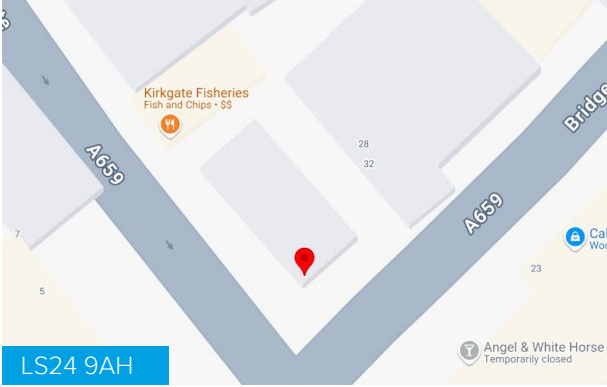
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	4,100	380.90	Under Offer
Total	4,100	380.90	

Viewings

All viewings are to be arranged by contacting:
Daniel.Clinch@alignsurveyors.co.uk - 07947 990 224



Viewing & Further Information



Daniel Clinch
01609 797 330 | 07947990224
daniel.clinch@alignsurveyors.co.uk

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