



## 2 High St Tadcaster, LS24 9AT

**Cafe/Retail Unit in a prime corner location on High Street in the centre of Tadcaster**

**1,732 sq ft**  
(160.91 sq m)

- Prime corner pitch on Tadcaster High Street (A659) with excellent visibility and strong pedestrian flow.
- Landmark period building – attractive former bank with striking façade and versatile interior layout.
- Fully fitted café – high-quality internal fit-out with trading layout ready for immediate occupation.

# 2 High St, Tadcaster, LS24 9AT

## Summary

Available Size	1,732 sq ft
Rent	£20,000 per annum exclusive of rates, service charge, VAT and all other outgoings.
Price	Offers in excess of £185,000
Rates Payable	£6,487 per annum
Rateable Value	£13,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

A prominent former banking hall occupying a landmark corner position in the heart of Tadcaster town centre. Built in striking stone with arched windows and classical detailing, the property fronts directly onto the High Street (A659) at the junction with Kirkgate, offering exceptional visibility. The interior provides a high-ceilinged, open-plan trading area with period character and ancillary space to the rear.

## Location

Tadcaster is an established market town between Leeds and York, just off the A64, offering excellent regional connectivity. The town has a strong local economy supported by major employers such as Sam Smith’s Brewery and Heineken UK, alongside a mix of national and independent retailers. Its compact High Street, affluent catchment, and attractive riverside setting make Tadcaster a desirable and well-connected location for both residents and businesses.

## Accommodation

The accommodation comprises the following areas:

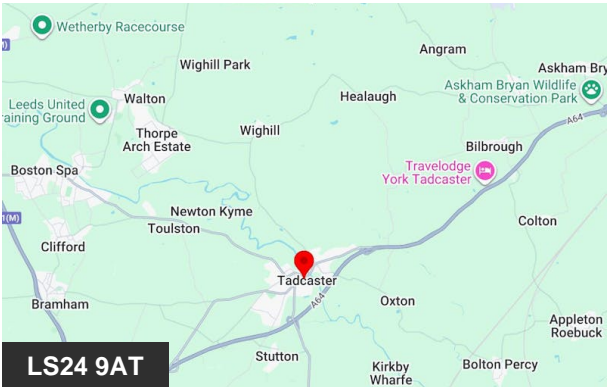
Name	sq ft	sq m	Availability
Ground	783	72.74	Available
1st	518	48.12	Available
Basement - Storage	431	40.04	Available
Total	1,732	160.90	

## Specification

The property is fully fitted as a contemporary café, benefiting from a front-of-house area with customer seating. The unit is presented to a modern standard with, suspended ceilings with inset lighting, vinyl flooring, and customer WCs, allowing an incoming operator to trade immediately. All Costa paraphernalia will be removed. Air con units and CCTV may be removed - please check with the agent.

## Terms

The property is available on either a leasehold or freehold basis, subject to negotiation. Further details and quoting terms are available from the sole agents.



## Viewing & Further Information



**Adam Mobley**  
07587 133540  
amobley@wsbproperty.co.uk



JOB/DRAWING NO.	SCALE	DATE
A279014/02	1:100@A3	20/01/2014

DRAWN BY	CHECKED BY
AW	AC

REVISIONS

REV.	DATE/DESCRIPTION
A	13/02/14 Layout revised
B	13/11/14 No of covers & tables
C	09/02/15 Disabled WC & BOH

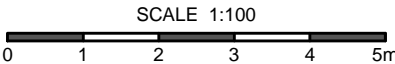


PROPOSED GROUND FLOOR PLAN  
26 No. Covers 11 No. Tables

TOTAL  
59 No. Covers 24 No. Tables



PROPOSED MEZZANINE PLAN  
33 No. Covers 13 No. Tables



3rd Floor, Tring House, 77-81 High Street  
Tring, Hertfordshire HP23 4AB  
Tel: 01442 827106 Fax: 01442 825381  
E-mail: admin@peppm.co.uk

GENERAL NOTES:  
1. To be read in conjunction with other consultants drawings.  
2. Check site conditions prior to commencement of work.  
3. Any discrepancies to be reported directly to the Project Manager.  
4. Do not scale off drawing. Use figured dimensions only.  
5. All dimensions for existing buildings and openings to be checked on site