



**TO LET**

'E' Class Unit  
Multiple Uses Considered

Former Natwest bank, 32  
Bridge Street, Tadcaster,  
North Yorkshire, LS24 9AH

**align** Chartered  
Surveyors

# “...located in the Heart of Tadcaster”

## 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.

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.

## Location Plan



## Floor Areas (GIA)

Floor	Sq.m	Sq.Ft.
Basement	23.22	250
Ground	116.12	1,250
First	102.19	1,100
Second	83.61	900
Third	55.74	600
<b>Total</b>	<b>380</b>	<b>4,100</b>



## Business Rates

The property has a rateable value of **£23,500**.



## EPC

The EPC rating for the property as per the GOV.UK database is 86D, valid until 26 April 2027.

## Transport

Tadcaster primarily relies upon private transport vehicles as it does not benefit from a train station, however, it enjoys bus services to York station 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.

## Sale Price/Offer

Align are marketing the property for sale with offers in the region of £275,000. No VAT is applicable.

## Legal Costs

The successful purchaser will be responsible for the Council's legal costs.

## Viewing

All viewings are to be arranged through one of the agents below:

[Daniel.Clinch@alignpropertypartners.co.uk](mailto:Daniel.Clinch@alignpropertypartners.co.uk)  
[Josh.Wraight@alignpropertypartners.co.uk](mailto:Josh.Wraight@alignpropertypartners.co.uk)

## Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by North Yorkshire Council) (March 2024)

