

147 TANG HALL LANE, YORK, YO10 3SD

## COMMERCIAL SPACE TO LET

STAPLETON  
WATERHOUSE



### Location

The premises are located at the rear of a parade of shops on Tang Hall Lane, within a densely populated residential suburb, approximately two and a half miles east of York City Centre and less than a mile from University of York.

### Description

The premises are steel port construction with brick/block work elevations and a profile steel roof with roller shutter door and additional personnel door.

### Eaves

10'6 (min)

The store is situated within a yard to the rear of 147/149 Tang Hall Lane and is accessed via and additional security gate.

### Accommodation

The premises have the following gross internal areas:

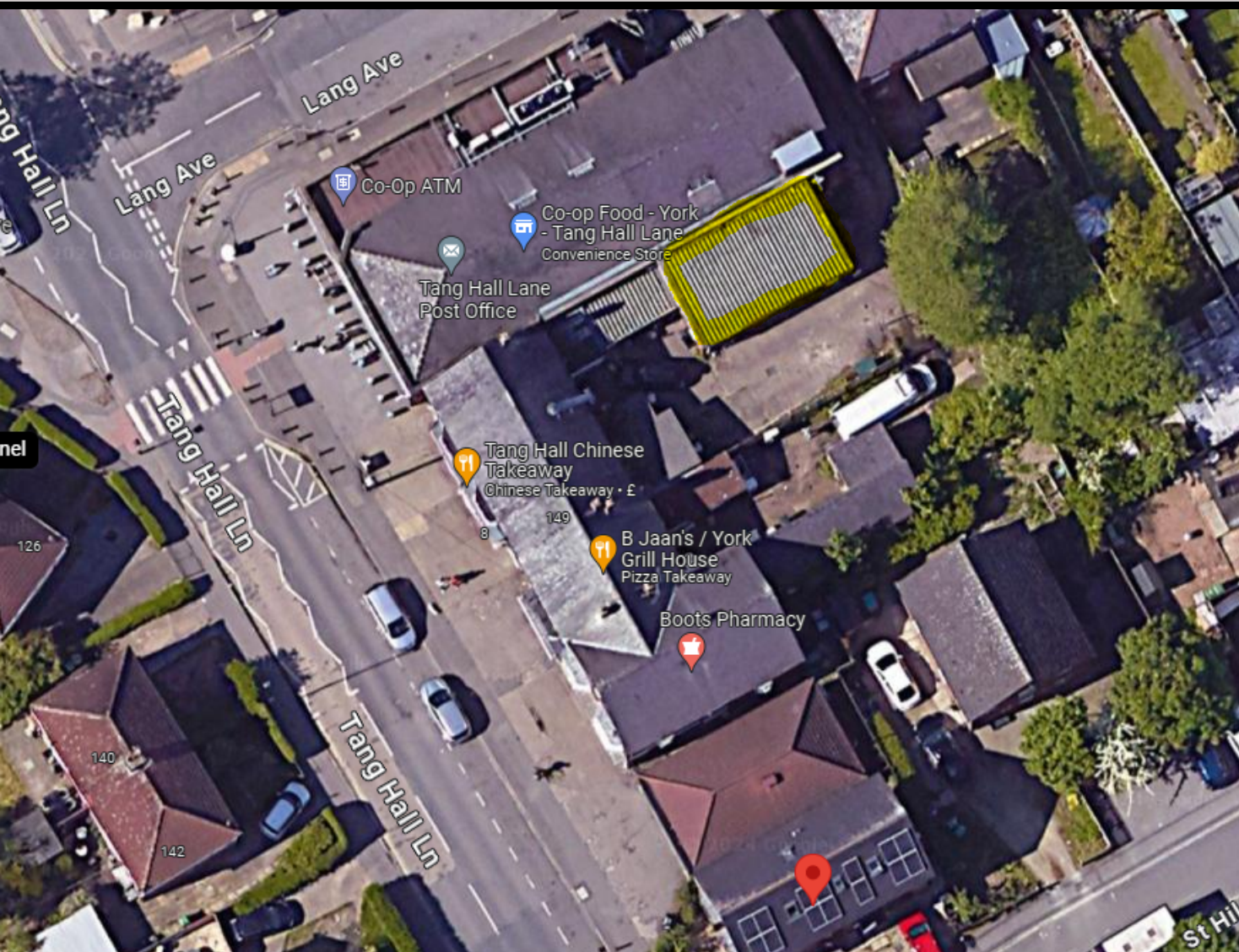
Ground Floor	600 sq ft
Mezzanine	320 sq ft
<b>Total</b>	<b>920 sq ft</b>

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

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### Parking

The Tenant will have the right to park one vehicle in the service yard during the day. Overnight parking is prohibited.

### Services

Mains, electricity, water and drainage connected.

### EPC

Exempt.

### Planning

Use Class E - Warehouse/Storage as designated under the new Use Class Order (2020).

### Rates

According to our information the property has not been registered with the Valuation Office and is not on the rating list.

### Rent

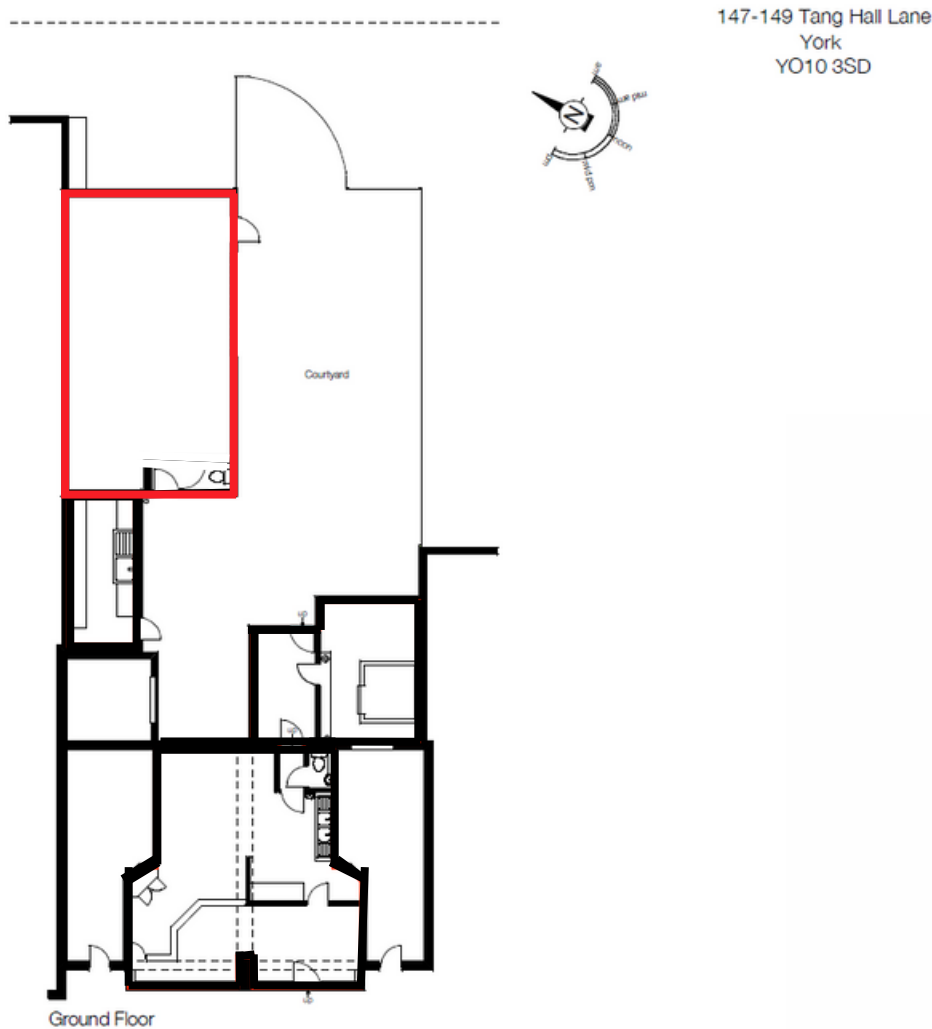
£5,400 per annum, payable monthly in advance.

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### Lease Terms

The property is offered on a three-year lease on effective fully repairing and insuring terms.-year lease on effective fully repairing and insuring terms.

### Application Fee

Stapleton Waterhouse will charge £750 plus VAT on agreeing terms for preparation of the lease agreement.

### RICS Code for Leasing Premises

If you are not represented by a RICS member or other property professional, we are obligated to inform you of the existence of the code for leasing commercial premises and its supplemental guide, and we recommend that you obtain professional advice.

A copy of this professional statement is available to download on our website.

### Further Information

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01904 622226

[www.stapletonwaterhouse.com](http://www.stapletonwaterhouse.com)

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