

147 TANG HALL LANE, YORK, YO10 3SD

COMMERCIAL UNIT 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.

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

Accommodation

The property has the following gross internal floor areas:

Ground Floor - 600 sq ft

Mezzanine - 320 sq ft

(Eaves - 10'6 (min))

Total - 920 sq ft

www.stapletonwaterhouse.com

147 TANG HALL LANE, YORK, YO10 3SD

COMMERCIAL UNIT TO LET

STAPLETON WATERHOUSE



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

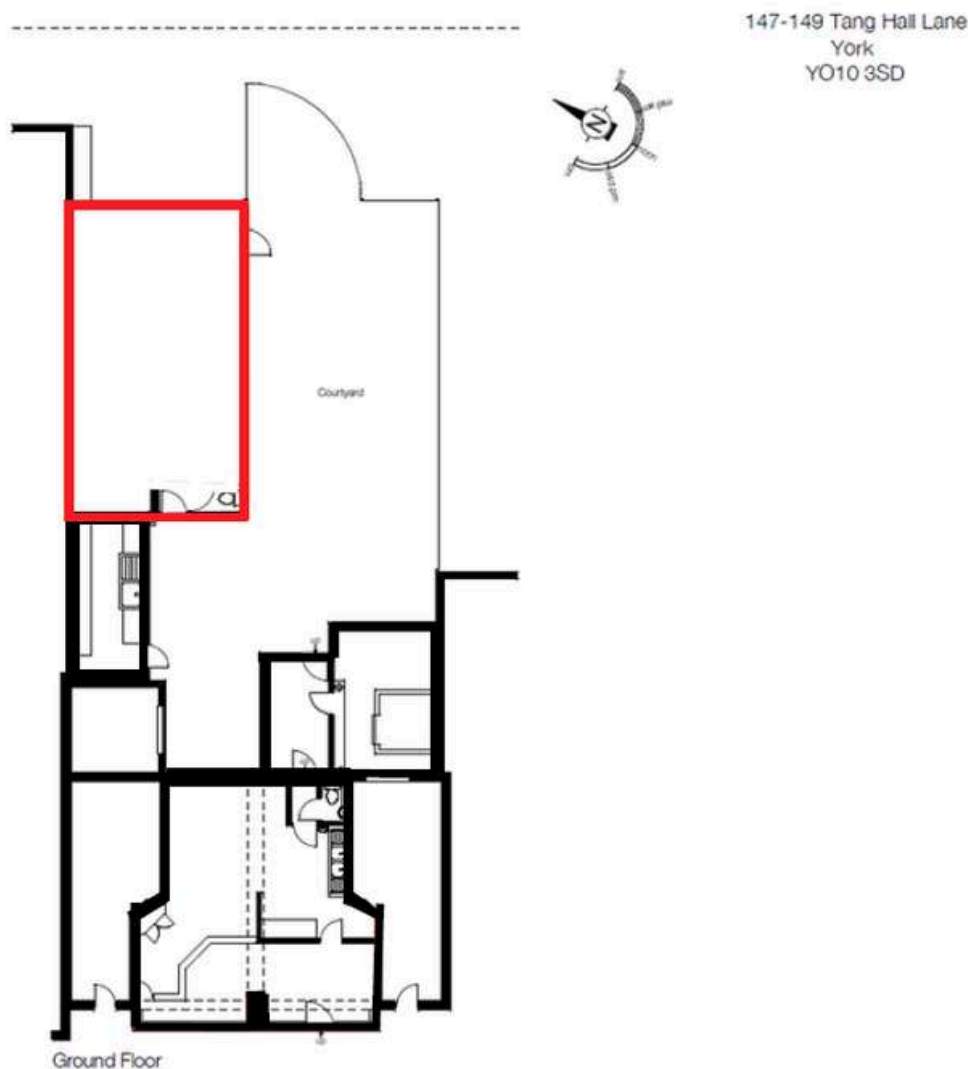
£9,000 per annum, payable monthly in advance.

www.stapletonwaterhouse.com

147 TANG HALL LANE, YORK, YO10 3SD

COMMERCIAL UNIT TO LET

STAPLETON WATERHOUSE



Lease Terms

The property is offered on a three-year lease on effective fully repairing and insuring terms. 5 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

Kate Coulson
01904 622226
Kate@stapletonwaterhouse.com

Messrs. Stapleton Waterhouse for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to conditions and necessary permission for inspection or otherwise as to the correctness of each of them; (iii) no persons in the employment of Messrs. Stapleton Waterhouse has any authority to make or give any representation whatsoever in relation to this property; VAT Except as expressly stated in these particulars, all prices quoted (whether sale price, premium, rent or otherwise) shall in all cases be deemed to be exclusive of VAT and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

www.stapletonwaterhouse.com