



# Tayson House

Methley Road, Castleford WF10 1PA

## PROPERTY FEATURES

- Freehold investment property
- Substantial commercial building
- Approx 14000 sq ft net internal floor area
- Rental potential of £120k per annum
- Multiple office, workshop & showroom space
- Large private carpark
- Well maintained throughout
- Prominent location within Castleford
- Excellent commuter road and rail links
- Centrally located for M1/M62/A1 motorway access



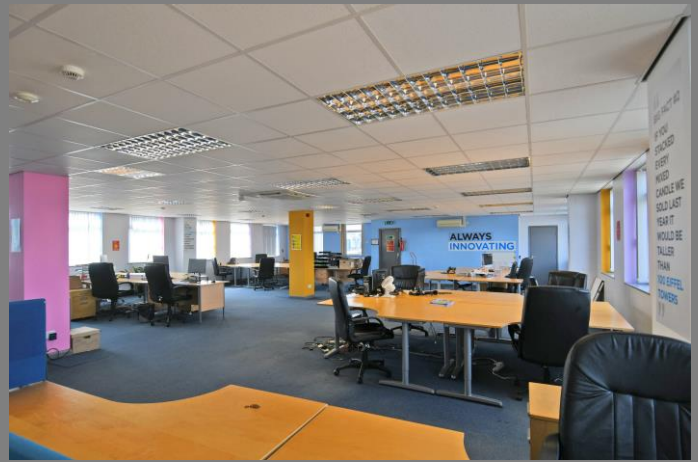
**01924 200101**

Offers in the Region Of £1,100,000



## PROPERTY DETAILS

Now offered for sale is Tayson House; a substantial freehold detached commercial property with well maintained, high quality multiple offices, workshop and showroom space over 3 floors together with large private carpark. The premises are currently part tenanted and have a rental potential of approximately £120K per annum when fully let. The building offers versatile and adaptable space ideal for a variety of business uses. For all enquiries contact FSL Estate Agents on 01924 200101.



## ACCOMMODATION / CURRENT USE

The building is currently split into 2 halves, each with a separate access. The left half of the building as viewed from the front is operated as a serviced business centre comprising 6 offices on the ground floor, 6 offices on the first floor and a large self contained office on the second floor, together with communal toilet and kitchen facilities. The right hand half of the building is currently arranged with large open plan commercial space on each floor and with each space having dedicated kitchen and toilet facilities. To the side and rear of the property is a large car park providing ample parking for staff and visitors.



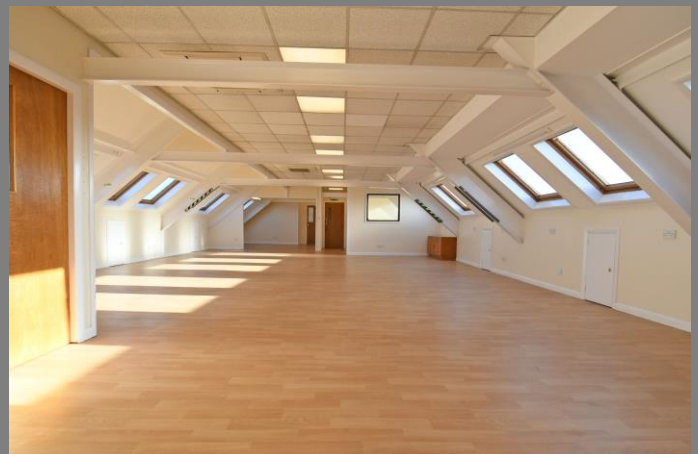
## LOCATION

Tayson House is prominently located on Methley Road close to the centre of Castleford. The location provides an excellent central Yorkshire base with easy access to the M62 / M1 / A1 motorway networks, together with nearby public transport and rail links.



## SIZE

The net internal floor area based on the VOA published sizes used for calculating business rates is 1296m<sup>2</sup> (13957 sq ft). The EPC assessment gives an overall gross floor area of 1604m<sup>2</sup> (17265 sq ft)

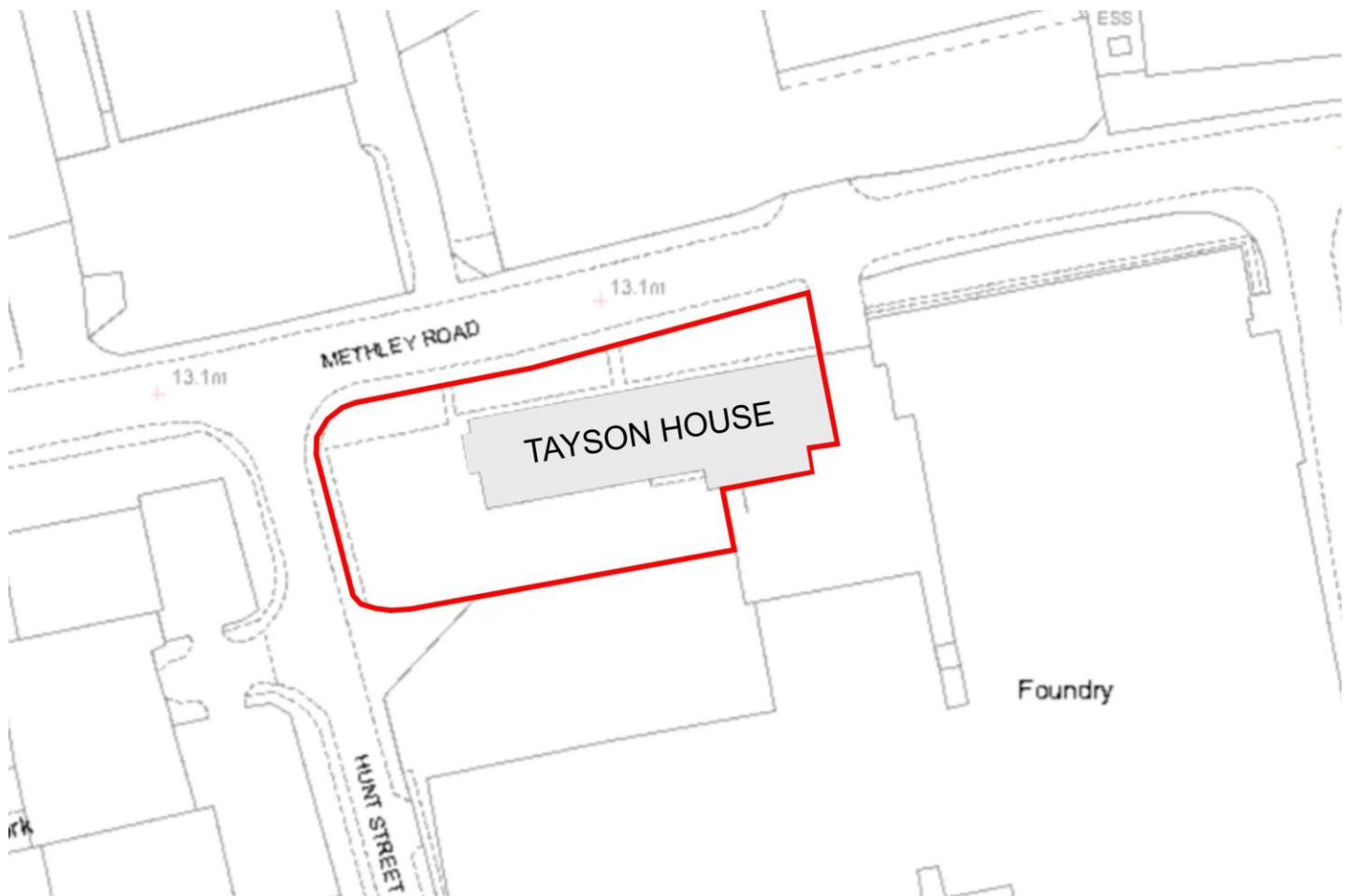


## TENURE

Freehold.

## RATEABLE VALUE

The building is currently split into 10 separate areas for rateable value purposes giving an overall total of £83,000. A full list of areas and rates is available upon request.



## Energy performance certificate (EPC)

Tayson House  
Methley Road  
CASTLEFORD  
WF10 1PA

Energy rating  
**C**

Valid until: **2 August 2027**  
Certificate number: 0894-2458-2230-4600-6303

Property type A1/A2 Retail and Financial/Professional services

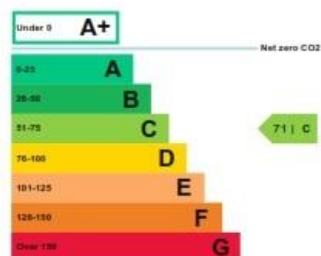
Total floor area 1605 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built 25 | A

If typical of the existing stock 72 | C

## ENERGY PERFORMANCE RATING

The premises have an EPC rating of C (71).

## VAT

The agreed sale price will be subject to VAT at the standard rate.

## VIEWINGS

For further information and to arrange a viewing contact our friendly team on 01924 200101.

## IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



For further information and to arrange a viewing contact FSL Estate Agents

Telephone **01924 200101**

**PRSA** Property Redress Scheme

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