



LEASE FOR SALE £7,500

First Floor Restaurant, 9 Sheep Street, Sipton, BD23 1JH





Located in the centre of Skipton on Sheep Street, the lease for this well presented first floor restaurant is available for sale.

LOCATION

The property is located in a prime position on one of the main shopping streets in the centre of Skipton. Famous for its four days a week market, the town is popular with tourists and day-trippers because of its Castle and local walks, and is also within a 10 minute drive of the Yorkshire Dales National Park and the popular holiday destinations of Malham, Grassington and Bolton Abbey.

DESCRIPTION

Located at first floor level the property is accessed via a stone set of steps from Sheep Street and comprises a seating area which currently offers 36 covers (with potential for over 40 covers) plus a separate kitchen and food prep area and male and female WCs.

ACCOMMODATION

Dining Area - 61.4 SQ M (661 SQ FT)

Kitchen and Preparation Area - 15.5 SQ M (167 SQ FT)

Male and Female WCs

Measured in accordance with the RICS Code of Measuring Practice (6th Edition). All measurements are approximate.

TERMS

The property lease is available for sale for a price of £7,500 excluding fixtures and fittings which are available by way of negotiation. The property is held by way of an effectively full repairing and insuring lease at a passing rent of £17,266 per annum, which is due to expire in July 2024. We have been advised by the landlord of the building that he may consider a longer lease of the premises if required.

RATES

The property currently has a rateable value of £13,250 (2017 list). The property may be eligible for partial small business rates relief and interested parties are advised to obtain more information by visiting www.voa.gov.uk or calling Craven District Council.

LEGAL COSTS

The incoming tenant will be responsible for a contribution of £750 plus VAT towards our client's legal costs.



SERVICE CHARGE

The new tenant will be required to contribute a fair proportion towards the maintenance costs of the building. The tenant will also be required to contribute a fair proportion toward the cost of the building insurance.

VIEWING

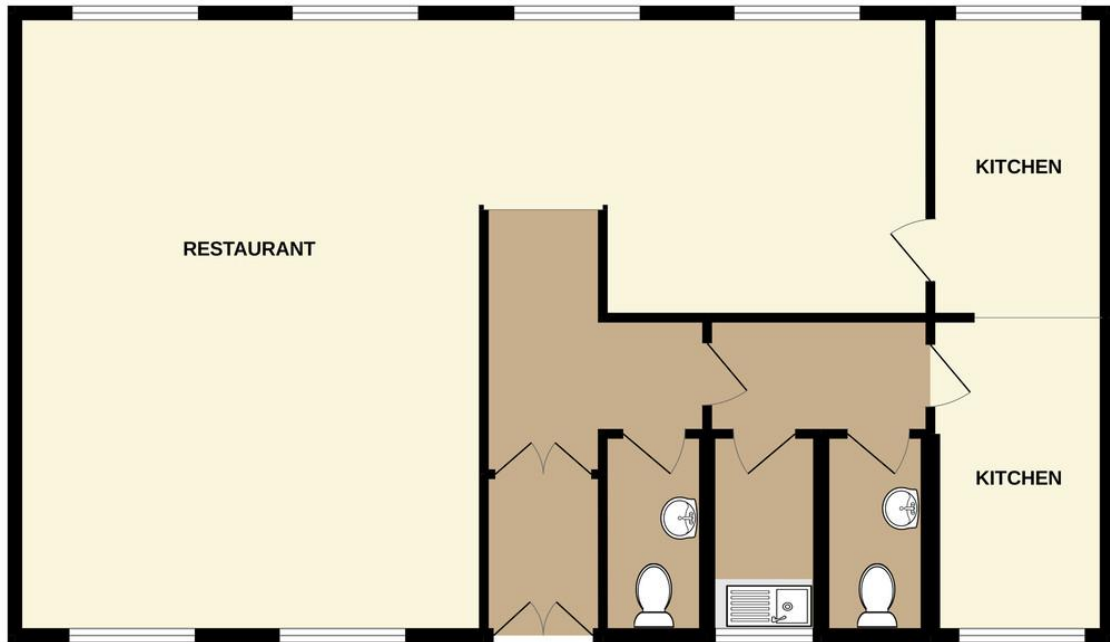
Strictly by appointment through the agents Carling Jones - contact a member of the team at the Skipton Office on 01756 799163

SERVICES

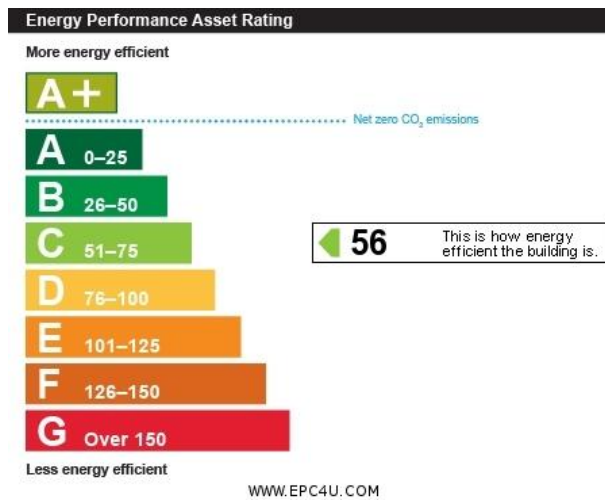
We have not been able to test the equipment, services or installations in the property (including heating and hot water systems) and recommend that prospective purchasers arrange for a qualified person to check the relevant installations before entering into any commitment

AGENT'S NOTE & DISCLAIMER

These details do not form part of an offer or contract. They are intended to give a fair description of the property, but neither the vendor nor Carling Jones accept responsibility for any errors it may contain. Purchasers or prospective tenants should satisfy themselves by inspecting the property



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SKIPTON
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