



**£275,000 plus £32,500 for fixtures and fittings**

Lychee Restaurant, Keighley Road, Skipton, BD23 2LX

 **139**





**Detached building located a two minute walk from Skipton High Street adjacent to the Leeds Liverpool Canal and currently used as a Chinese restaurant plus adjoining takeaway area.**

**LOCATION**

The historic market town of Skipton is famous for its cobbled High Street and four days a week open street market and provides comprehensive shopping and leisure facilities. Only a short drive from the Yorkshire Dales National Park, the town is also close to the popular holiday destinations of Grassington, Malham, and Bolton Abbey.

**DESCRIPTION**

The property is located on Keighley Road a two minute walk from Skipton High Street and close to the towns bus station, nightclub and various bars. At ground floor level the detached property comprises a restaurant providing 38 covers, a large kitchen area to the rear and a takeaway area with its own entrance area with potential for some external seating and storage to the rear.

At basement level there are additional staff facilities plus storage areas, and to the side and rear of the property is a loading area or potential staff parking.

The property is offered with various restaurant and takeaway fixtures and fittings including 8 fridges including



a drinks fridge, 6 freezers, large cooker with extraction system, 2 dishwashers and a glass washer, washing machine and large takeaway counter with fryers. A full list is available on request.

#### ACCOMMODATION

Restaurant 50.4 sq m (542 sq ft)  
Takeaway Area 27.4 sq m (294 sq ft)  
Kitchen and Stores 36.8 sq m (396 sq ft)  
Basement Storage 61.2 sq m (658 sq ft)

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

#### TERMS

The property is available for sale at an asking price of £275,000 plus £32,500 for fixtures and fittings plus stock at value.

Alternatively the property is available by way of a new lease for a minimum of 3 years at an asking rent of £22,500 per annum on a full repairing and insuring basis plus £32,500 for fixtures and fittings plus stock at value.

#### RATES

The property currently has a rateable value of £15,250 (2017 list). Interested parties are advised to verify this and obtain any additional information by visiting [www.voa.gov.uk](http://www.voa.gov.uk) or calling Craven District Council.

#### LEGAL COSTS

The purchaser or the ingoing tenant will be required to contribute towards the owners reasonable legal fees up to a maximum of £500 plus VAT

#### VIEWING

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

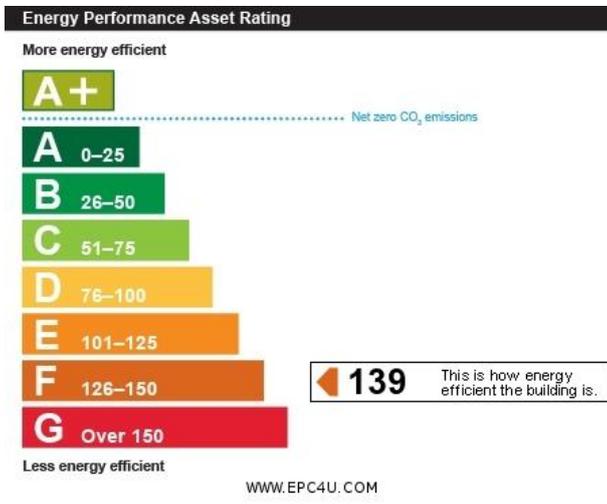
#### SERVICES

We have not been able to test the equipment, services or installations in the property (including any fittings that are offered for sale and the 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





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.