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"For Sales In The Dales"
01729 825311

Ravenous, Settle



- Modern First Floor Restaurant
- Fully Equipped Kitchen
- Over 900 Sq Ft Space
- Extendable Lease
- Private Bathroom
- Between 2 Floors
- Prime Market Place Location
- Customer WC
- Scope For Expansion Into An
- Up to 35 covers
- Beautiful Fittings & Decoration
- All Day Restaurant Trade

Leasehold Business
Offers Around £25,000



RESIDENTIAL SALES • LETTINGS • COMMERCIAL • PROPERTY CONSULTANCY
Valuations, Surveys, Mortgage Advice, Planning, Property & Antique Auctions, Removals, Inheritance Planning,
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Ravenous, Settle

DESCRIPTION

This modern restaurant sits, in the centre of Settle.

Settle is a thriving market town on the edge of the Yorkshire Dales bustling with tourists and locals. It has a good range of shops, pubs, schools and a local supermarket. There is train station that has access to Skipton, Leeds and Carlisle.

Ravenous has a large 35 cover dining room to the front of the property, with a large picture window, over looking the bustling market town. There is a preparation room for drinks to the rear and a WC for customers. On the second floor, there is a fully equipped kitchen and a storage room. There is a large bathroom that could be down sized into a WC area, so the kitchen or the storage room can be expanded.

The property is held on extendable 15 year lease at a realistic market rent. Turnover has been in the region of £120,000.

A thriving business, with scope to extend and develop if required.

GROUND FLOOR

ENTRANCE Prominent market place location. Front door. Stairs lead up to main restaurant.

FIRST FLOOR

DINING ROOM 19' 9" x 22' 9" (6.02m x 6.93m) Large dining area. Space for up to 35 covers. Varnished flooring. 2 radiators. Service counter / Drinks area. Staircase to WC and second floor. Exposed Beams. Large windows over looking the market square.

WC 4' 5" x 5' 2" (1.35m x 1.57m) Vinyl flooring. Radiator. White sink and WC. Frosted window to the rear.

KITCHENETTE 8' 9" x 7' 1" (2.67m x 2.16m) Vinyl flooring. Stainless steel single drainer. Plumbing for dishwasher. Extractor fan. Cupboards. Useful for preparation and coffee making area.

SECOND FLOOR

KITCHEN 21' x 11' 8" (6.4m x 3.56m) Large well equipped kitchen. Vinyl flooring. Stainless steel work tops. Double stainless steel sinks. Gas range and oven. Electric fryer. Pizza oven. Extractor fan. Cupboard. Small hand wash basin. Window to the front.

STORAGE / OFFICE 12' 9" x 9' 1" (3.89m x 2.77m) Vinyl flooring. Radiator. Window to front.

BATHROOM / LAUNDRY 4' 5" x 5' 2" (1.35m x 1.57m) Vinyl flooring. Shower cubicle. WC. Sink. Plumbing for automatic washing machine. Extractor fan. Radiator. Window to rear.

Ravenous, Settle

BUSINESS The business has traded in current ownership for 9 years, with turnover peaking at £120,000 / year. It is currently running on reduced opening hours, evenings only and closed on Sunday. Turn over is just under £100,000. Staffing comprises owner, one regular staff member and casual weekend waitresses. Owner would be prepared to work an extended handover to any potential purchaser.

LEASE 15 year full repairing and insuring lease, which is renewable. Current rent is £817 / month (£9804 / year) .

GENERAL

Photographs Items in these photographs may not be included in the sale of the property.
Viewing By appointment through the selling agents.
Local Authority Local Craven District
Council Tax Council tax band should be confirmed by the Purchaser prior to purchasing the property
Tenure Leasehold

AGENT NOTES

J. R. HOPPER & Co. has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice.

FINANCIAL ADVICE

Buying your own home can be a complicated and confusing business especially with so many different schemes being offered by the High Street Building Societies and Banks. Why not find out which mortgage is best for you by speaking to our own **Independent Financial & Mortgage Advisor?** There is no obligation or cost and we can help even if you are buying from other agents. To make an appointment, please call – 01969 622936

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

OFFER PROCEDURE

J. R. Hopper & Co, as Agents in the sale of the property will formally check the identification of prospective Purchasers. In addition the Purchaser will be required to provide information regarding the source of funding as part of our Offer handling procedure..

J. R. HOPPER & Co.

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ENERGY PERFORMANCE CERTIFICATE

Property: **Ravenous, Market Place, Settle, North Yorkshire, BD24 9EF**

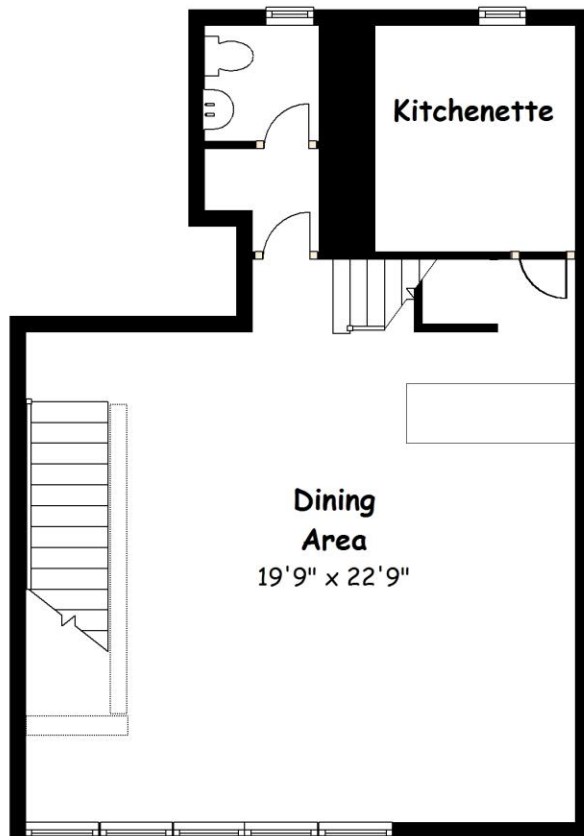
Awaiting EPC

Ravenous, Settle

Ravenous

First Floor

Approx. 635.8 sq. feet



Second Floor

Approx. 475.5 sq. feet

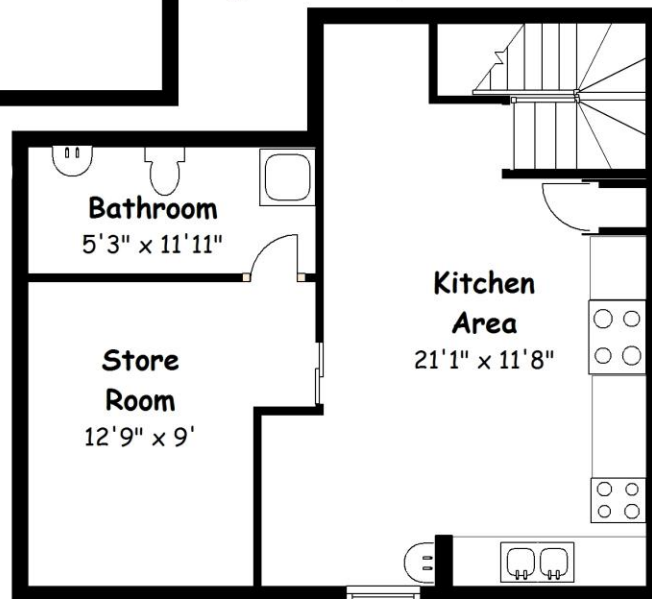


Illustration For Guidance Only. Not To Be Scaled. Not To Be Relied On For Representation.

Ravenous, Settle

