



Nabarro McAllister & Co
C h a r t e r e d S u r v e y o r s

**RESTAURANT TO LET
FORMER FISH HOUSE**

**174 HIGH STREET
BOSTON SPA LS23 6BW**



We give below brief details of three storey restaurant premises with associated living accommodation occupying a prominent position in the centre of Boston Spa.

Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY Telephone: 0113 266 7666 Fax No: 0113 268 4822
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Directors: Simon G. Nabarro BSc (Hons) F.R.I.C.S. I.R.R.V. & James R Horner, DipSurv, M.R.I.C.S.
Nabarro McAllister & Co Limited, Registered in England & Wales under Company No. 4657451
Devonshire Lodge, Devonshire Avenue, Leeds LS8 1AY

LOCATION

The property stands in a block of retail units in the centre of the village of Boston Spa immediately opposite the central car park. Nearby occupiers include Beechers fish and chip takeaway and Costcutter Supermarket.

DESCRIPTION

The property comprises ground, first and second floor accommodation which is part of a larger block of other retail units situated in the centre of Boston Spa readily accessible for the motorway network and the larger centres of Tadcaster, Leeds and Wetherby.

ACCOMMODATION

Briefly the accommodation comprises:

Ground Floor

Bar/Waiting Room/Reception – 228 sq.ft. with paneled walls and radiator.

First Floor

Staircase/Landing

Restaurant Area – 527 sq.ft. with 38 covers separated into 3 separate areas , beamed ceiling and central heating radiator.

W.C. with wash basin and WC.

Rear Lobby with tiled floor and radiator.

W.C. with wash basin, WC, tiled walls and floor.

Kitchen - sq.ft. with food safe clad walls, fully fitted and double stainless steel sink.

OWNERS ACCOMMODATION

First Floor

Lounge/Dining Room

Two Bedrooms both with ensuite bathrooms.

Second Floor

Bedroom, Store Room.

There is a small garden to the rear.

TERMS

The property is offered on a new 15 year with rent reviews at 5 yearly intervals on an upward only basis at an annual rent of £22,000 per annum. The Lease will be on effective full repairing and insuring terms.

RATEABLE VALUE

On enquiry of the Valuation Office website the property is assessed for rating purposes at rateable value £13,750.

VIEWING

Strictly by appointment with the Chartered Surveyors.

ADJACENT PROPERTY

The landlords are currently marketing 172 High Street, Boston Spa which is a small ground floor unit. There is potential to knock through to the ground floor of these

premises to make larger representation at ground floor level. Further details available on request.

Subject to Contract

MISREPRESENTATION CLAUSE

Nabarro McAllister & Co for themselves and for vendors or lessors of this property whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of, an offer or contract;
2. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on any statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
3. No person in the employment of Nabarro McAllister & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS

Energy Performance Certificate

Non-Domestic Building

 HM Government

174 High Street
Boston Spa
WETHERBY
LS23 6BW

Certificate Reference Number:
0240-3907-0357-1200-8094

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

.....Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 79

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 249
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 123.84

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

76 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

Assessment Software:	iSBEM v4.1.d using calculation engine SBEM v4.1.d.0
Property Reference:	395078010000
Assessor Name:	James Horner
Assessor Number:	STRO001213
Accreditation Scheme:	Stroma Accreditation
Employer/Trading Name:	Nabarro McAllister & Co
Employer/Trading Address:	Devonshire Lodge, Devonshire Ave, Leeds, LS8 1AY
Issue Date:	25 Apr 2013
Valid Until:	24 Apr 2023 (unless superseded by a later certificate)
Related Party Disclosure:	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9319-4004-0075-0800-2725

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.