

HOT FOOD TAKEAWAY SHOP

64 SQM (684 SQFT)



**67 GRANTLEY DRIVE
HARROGATE
HG3 2XU**

- END SHOP UNIT
- HOT FOOD TAKEAWAY USE
- CENTRE OF JENNYFIELDS ESTATE



LOCATION

The property stands within the Jennyfields Estate, about 1½ miles from the Town Centre of Harrogate. The estate comprises substantive amounts of residential property providing ready supply of customers. It comprises one of a block of three hot food takeaway units and is opposite the Stonebeck public house and the Coop convenience store.

DESCRIPTION

The property comprises a single storey lockup shop unit, being of traditional construction with walls built in brick under a concrete tiled pitched roof. There is a timber and glazed shop window with single entrance and yard to the rear.

ACCOMMODATION

	SQ M	SQ FT
Sales Counter with suspended ceiling and part tiled walls	23.4	252
Kitchen with quarry tiled floor, tiled walls, stainless steel sink unit and range of cooking facilities	27.3	294
Storeroom	8.5	92
WC with washbasin and WC		

SERVICES

The property is believed to be connected to all mains services but no test of the services has been made.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority. Transitional relief may affect the rates payable quoted.

	Rateable Value (2017)	Estimated rates payable
SHOP AND PREMISES	£12,750	£6,375

PLANNING

We believe the property has historic use for a hot food takeaway, but prospective tenants should make their own enquiries.

TERMS

The property is offered on a new 10 year lease with upward only rent review at the end of the fifth year, at an annual rent of £13,000 per annum on full repairing and insuring terms.

VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify accordingly.

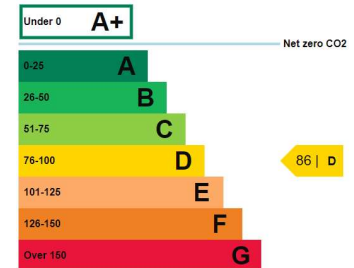
LEGAL COSTS

The tenant is to be responsible for the landlord's legal costs in preparation of the Lease.

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



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.

ENQUIRIES

Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

REF: SGN
SUBJECT TO CONTRACT
February 2021

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.