

TO LET

Hot Food Take-away Shop

**M** Nabarro  
McAllister

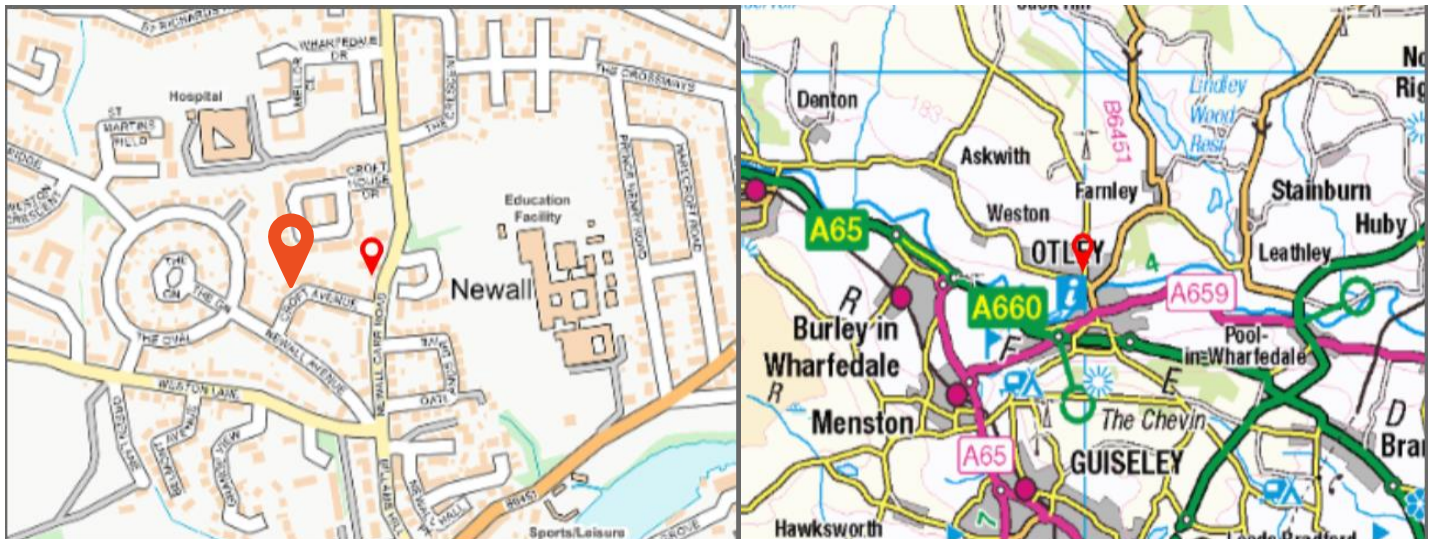
22<sup>A</sup> NEWALL CARR ROAD OTLEY, LS21 2AU



- Fish & Chip Shop premises
- Suitable for a variety of hot food uses
- Forecourt parking
- Close to Otley Town Centre

Offers in excess of £12,500 pa  
43m<sup>2</sup> (461 sq ft)

## 22<sup>A</sup> NEWALL CARR ROAD OTLEY, LS21 2AU



### LOCATION

The property occupies a self-contained site next to a public house in a predominantly residential locality on Newall Carr Road close to the centre of Otley.

### DESCRIPTION

The property comprises a single-storey building constructed in brick with a rendered covering under a flat felted roof. There is tarmac forecourt.

The accommodation comprises the main sales area with preparation and storage rooms. There is a separate external WC.

### ACCOMMODATION

	m2	ft2
<b>FISH &amp; CHIP SHOP SALE</b>	18	192
<b>PREPARATION ROOM</b>	8	86
<b>LEFT-HAND PREP-ROOM</b>	13	142
<b>POTATOE CLEANING STORE</b>	4	41
<b>DETACHED BUILDING WITH WC</b>		
<b>TOTAL</b>	<b>43</b>	<b>461</b>

### SERVICES

The property benefits from mains water drainage and electric. No test of the services has been made. Purchasers should rely on their own investigations.

### RATEABLE VALUE

The property has the above entry in the 2017 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2017)	Estimated rates Payable
£1,875.00	£937.50

### PLANNING

The property has been in use as a fish & chip shop for many years. Operators wanting to seek any change of use should obtain advice from Leeds City Council Planning Department as a hairdressing salon and training centre.

### RENTAL

£12,500 per annum

### TENURE

Available by way of an effective new full repair and insuring five year lease or multiples of five years. The tenant will be responsible for full repair of the building Purchasers should make their own enquiries with the local authority.

### TERMS

The property is offered on a new 5-year lease or multiples of 5 years on full repairing and insuring terms at an annual rent of £12,500 per annum.

### VAT

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

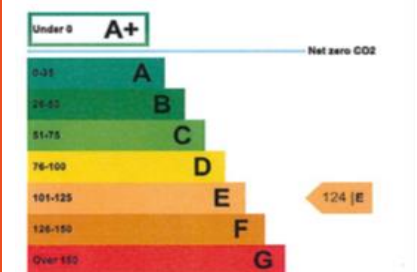
### LEGAL COSTS

The ingoing tenant is to be responsible for the Landlords legal costs in connection with the preparation of the Lease.

### EPC

#### Energy efficiency rating for this property

This property's current energy rating is E.



### VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: OCTOBER 2022

**Nabarro McAllister**

### 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.

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