



For Sale

13-15 High Street, Market Weighton YO43 3AQ

Restaurant/bar investment situated in centre of Market Weighton

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Summary

- Well positioned freehold property within Market Weighton.
- Property let as a whole currently achieving £18,000 per annum.
- Well presented throughout.
- Outdoor seating areas both at front and rear.
- Guide price £335,000 subject to the existing tenancy.

Location

The property is located within the historic town of Market Weighton. The immediate area contains various local independent retailers and a large Tesco superstore.

Market Weighton also has a number pubs situated along the high street including other leisure destinations for locals and visitors to enjoy. Market Weighton is approximately 5 miles west of Hull and 10 miles east of York and has a large residential catchment area

Situation

The property is situated along High Street within the town centre and benefits from good frontage overlooking the High Street.

Description

The property comprises of a restaurant/bar premises configured over ground and first floors and is currently let to independent operator. The current configuration provides seating area at the ground floor with a kitchen at the rear alongside W/c facilities and access to the rear yard.

The first floor provides additional seating which can serve as a private function room with W/c's located on this floor in addition to the two W/c's at ground floor level. Towards the rear the property benefits from a large kitchen/prep area as well as ancillary storage.

Outside at the rear, the property enjoys a walled yard area which provides additional covers as well as a small area at the front of the property for additional external seating.

Tenancies

The entire property is let on a five year lease from and including October 2022 at a rent of £18,000 per annum exclusive.

Planning

We understand the property benefits from use class E.





Accommodation

The property comprise of the following areas:

Ground floor restaurant/bar: 888 sq.ft. (82.47 sq.m)

Ground floor kitchen and store: 162 sq.ft. (14.99 sq.m)

First floor restaurant/bar: 374 sq.ft. (34.72 sq.m)

First floor kitchen: 303 sq.ft. (28.20 sq.m.)

Total: 1,727 sq.ft. (160.38 sq.m)

Legal Costs

Each party will be responsible for their own legal costs.

Services

We understand electricity, water and drainage are connected and are exclusive from the rent.

EPC

Details of the EPC are available upon request.

Business Rates/Council Tax

We understand the current rateable value for the property is £13,500.

Proposal

The freehold interest is available subject to the existing tenancy at a guide price of £335,000.

VAT

We understand VAT is not payable at the prevailing rate.

Viewings strictly through appointment via ourselves as sole selling agents.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: jonathan@barkerproperty.uk

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