



To Let

Shipton Lane, Shiptonthorpe YO43 3PL

- Restaurant/Leisure premises.
- On site car parking and excellent frontage on A1079.
- Suitable for various uses. Business premium STC.
- Available on brand new lease terms at £30,000 per annum.

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Location & Situation

The property is situated along Shipton Lane in Shiptonthorpe approximately two miles North West of Market Weighton and 18 miles South East of York. the immediate area comprises of residential as well as a garden centre and McDonalds situated nearby.

The property is positioned along the A1079 providing excellent frontage and visibility for the regular vehicle traffic passing by.

Description

The property comprises a two storey detached former restaurant premises with on site parking. The ground floor is predominantly open plan which includes a bar and waiting area, W/c facilities, large kitchen and storage areas.

The first floor has been previously utilised as ancillary storage but could be transformed into additional space to accommodate the ground floor use subject to planning consents.

The property could be utilised for a variety of uses including a brand new restaurant or other leisure uses.

Accommodation

The ground floor accommodation comprises of the following areas:

Ground Floor - 3,071 sq. ft (285.30 sq. m)
First Floor - 2,006 sq. ft. (186.45 sq. m)

Total: 5,077 sq. ft. (471.75 sq. m)

EPC

Details available upon request.

Planning

We understand the property benefits from use class E.

Services

We understand gas, electricity, water and drainage are connected to the premises.

Business Rates

We understand the rateable value for the retail unit is £18,250. Interested parties are advised to check the accuracy of the above figure by contacting the local authority.

VAT

We understand VAT is not payable at the prevailing rate.

Legal Costs

The tenant will be required to contribute 50% towards landlord's legal costs.

Price/Terms

The property is available on brand new lease terms at a quoting rent of £30,000 per annum exclusive. Business premium STC.

Viewings strictly through appointment via us as sole letting agent.

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