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CARVER
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FOR SALE

**Takeaway Premises, "New Kemmel Fish Bar",
Loos Road, Catterick Garrison, North Yorkshire,
DL9 4HP**

Tenure - Long Leasehold

Offers Over £45,000

Net Internal Area 86.41sq.m. (929.77sq.ft.)



SITUATION/LOCATION

The property is situated on Loos Road, linking Scotton Road with Horne Road amongst the army barracks and approximately 1 mile south of Catterick town centre. The location is densely populated and the town centre provides the usual amenities including Tesco, McDonalds, Greggs and the Empire Cinema. Catterick Garrison is a major expanding Garrison town approximately 3 miles south of Richmond and 15 miles south of Darlington with swift access to the A1M.

PREMISES

Single storey fish and chip premises under flat roof with render to elevations. Internally the property comprises open plan sales with customer service counter together with associated stores and commercial kitchen facilities. Externally the property is accessed by an adopted road from Loos Road and provides hardstanding parking at the rear for approximately 2/3 cars. There is further public parking available in the adjacent car park.

BUSINESS HISTORY

Previously occupied by our client trading as the New Kemmel Fish Bar we are advised that the premises have trading history for over 40 years. For sale fully equipped, the property now offers great potential for an owner occupier to re-develop the business in an expanding and densely populated location. Our client has advised us that the business was a profitable concern however the sale is due to retirement and relocation out of the area.

ACCOMMODATION

Sales 28.3sq.m. (304.51sq.ft.)

Stores/Prep 45.7sq.m. (491.73sq.ft.)

Kitchen 12.41sq.m. (133.53sq.ft.)

WC

Net Internal Area
86.41sq.m. (929.77sq.ft.)

TENURE

Long Leasehold

LEASE INFORMATION

The property is held by way of a long lease from the Ministry of Defence for a term of 99 years from 1949 (expiring 2048). We understand that the ground rent payable is £12 per annum. The user clause within the lease permits a fish and chip shop only however we understand from our client that the MOD will permit any use falling within A5 (hot food takeaway). Any use falling outside of this use class will require the consent of the MOD. (please discuss your requirements with Agent).

ABORTIVE COST

The purchaser is to cover the vendor's abortive legal costs in the event that a transaction proceeds to solicitors and does not complete.

RATEABLE VALUE

The Valuation Office Agency website lists the draft rateable value with effect from April 2017 as follows:-

£6,900.

For further information visit businessrates-gov.uk. If the purchaser does not occupy other business premises the rates payable will be zero.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E - 118



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