

REFERENCE: – 16021- Deep Blue Restaurants Limited, Scarborough



Freehold Restaurant Investment Let to Deep Blue Restaurants Limited - Scarborough

ADDRESS: Harpers, Spital Road, Staxton, Scarborough, North Yorkshire YO12 4NW

- Let to up market restaurant Harpers until 2032, with no breaks
- Busy location with 140 feet of road frontage
- 0.41 acre site with 32 car parking spaces

LOCATION / SITUATION

Located nearby the Staxton Roundabout and being well positioned on the A64 for passing holiday makers traveling to and from Scarborough (approx. 5 miles to the north) and York (approx. 30 miles to the south-west).

DESCRIPTION

Comprising a detached single storey Ground Floor Restaurant/Takeaway on a 0.41 Acre Site which includes an outside seating area and a Car Park with space for up to 32 cars.

ACCOMMODATION

Site Frontage 140'0", Ground Floor Restaurant/Takeaway (104 covers), Internal Width 36'0"
Restaurant & Built Depth 51'2", Restaurant Area Approx. 1,770 sq ft, Kitchen/Takeaway Area Approx. 710 sq ft
Ladies & Gents WCs, **Total Area Approx. 2,480 sq ft**

TENANCY

The entire property is let on a full repairing and insuring lease to Deep Blue Restaurants Limited (see Tenant Profile) for a term of 15 years from 14th November 2017 (trading as a fish & chip restaurant since 2009) at a current rent of **£40,000 per annum** exclusive.
Rent Reviews 2022 and 5 yearly

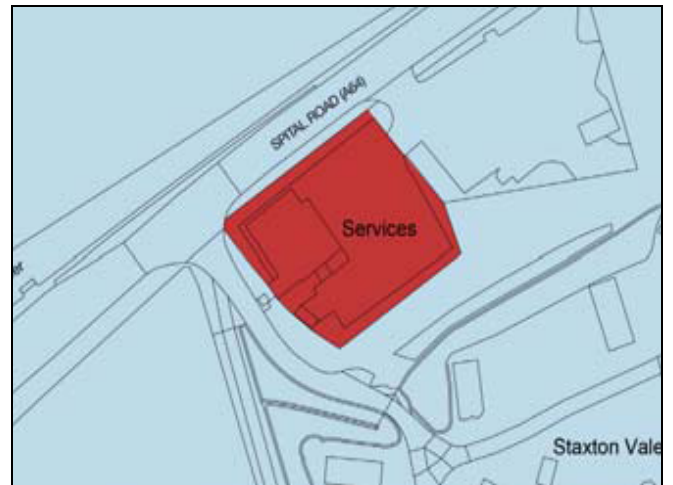
TENANT INFORMATION

Deep Blue Restaurants Limited trade from 31 branches (including 6 branches under the 'Harpers' brand) and are one of the largest chains of fish & chip stores and restaurants in the South of England (visit: www.deepbluerestaurants.com).

VAT: Not Applicable

PRICE: Offers in excess of £ 600, 000 – 6.6% Net

TENURE: Freehold



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