



SITUATION

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

PROPERTY

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.

VAT is NOT applicable to this Lot

FREEHOLD

£40,000 per annum

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

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

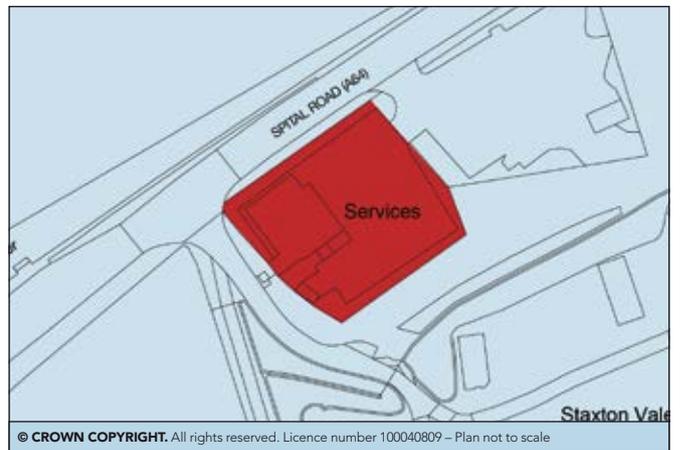
The entire property is let on a full repairing and insuring lease to **Deep Blue Restaurants Limited (see Tenant Profile)** for a term of 15 years from 14th November 2017 (**trading as a fish & chip restaurant since 2009**) at a current rent of **£40,000 per annum** exclusive.

Rent Reviews 2022 and 5 yearly

TENANT PROFILE

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).

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration
fee of £750 (including VAT) upon exchange of contracts