PROMINENT ROADSIDE OPPORTUNITY – SUBJECT TO OBTAINING VACANT POSSESSION

A65, Newby, Clapham, Lancashire, LA2 8HS

KEY POINTS

- **Frontage to A65**
- **Site area 0.43 acres**
- **Existing A3 consent**
- **Suitable for A1-A5 subject to planning**

LOCATION
Roadside restaurant located along the A65 approximately 20 miles south east of the M6 and 20 miles north west of Skipton. Please click on the link below for the location map

https://goo.gl/maps/tuCZl

DESCRIPTION
The existing unit provides a unit of approximately 2218 sq ft (206.1 sq m) and 25.car parking spaces.

LEASE TERMS
A new effective full repairing and insuring lease for a minimum term of 10 years subject to a rent review at the end of the fifth year.

RENT
The rent on the existing building will commence at £15,000 per annum exclusive of rates, insurance & VAT

FREEHOLD
Alternatively our clients will consider a sale of the freehold with offers invited in excess of £150,000 plus VAT subject to contract only.

RATES

Prospective occupiers are advised to make their own enquiries with the local rating authority.

VAT
All prices and figures quoted exclude VAT where applicable

A non refundable deposit of £5,000 plus VAT and proof of funding will be required by the landlord before legal documentation is despatched with an exchange of contracts required within 28 days - further details upon request.

VIEWING
Further information via joint sole agents but no approaches to be made to the existing occupier

Ashwell Rogers

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SUBJECT TO CONTRACT
Revised January 2015

4600

Beckansfield

Meadowbank

Issues

Shelter

SITE AREA
1747.2m²
0.43 acres

158.5m

BM 157.95m

Pumping Station

Sinks

Langber End Ln

Lowkber Ln

Old Rd

Ingleborough Show Cave

mb Tom's Ln

Clapdale Wood

A65

Windy Hill

Nutgill Ln

Bank Wood

Clapham Beck

B6480

B6480

B6480

Clapham

Greystonegill Ln

Austwick Beck

River Wenning

Buffet Hill Ln

A65

Austwick

Oxe

Mewith Ln

Hardacre Wood

Lawsings Br

Orcaber Ln

A65

Google