

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

David England
020 7758 3284

Hannah Wood
020 7758 3282

david@ashwellrogers.com
hannahwood@ashwellrogers.com

SUBJECT TO CONTRACT

Revised January 2015

COMMERCIAL LEASE CODE OF PRACTICE

The landlord has regard to the Recommendations of the Voluntary Code of Practice the Commercial Leases in England and Wales. If you are professionally represented you should ask your advisor for a copy alternatively the document can be found at www.commercialleasecodeew.co.uk or obtained from the Royal Institution of Chartered Surveyors – Tel:0207 3433806.

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied upon information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

