

# INVESTMENT OPPORTUNITY

## RESTAURANT AND RESIDENTIAL PREMISES NEAR HELMSLEY, NORTH YORKSHIRE



This is a very interesting investment opportunity, comprising a highly-regarded ground floor restaurant with two apartments at first floor level and a further apartment at second floor level

- **SUPERBLY LOCATED PROPERTY**
- **POPULAR GROUND FLOOR RESTAURANT**
- **THREE SPACIOUS UPPER FLOOR APARTMENTS**
- **PRIVATE CAR PARK**
- **POPULAR VILLAGE LOCATION**

## FOR SALE

### IMPORTANT NOTICE

McBeath Property Consultancy Ltd, their clients and any joint agents give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## LOCATION

The property is very prominently situated with direct frontage to the A170 road that connects the Yorkshire coast at Scarborough with Thirsk, the A19 and the A1. The property is situated within the twin villages of Nawton and Beadlam, positioned between the attractive market towns of Helmsley and Kirkbymoorside, with York approximately 20 miles to the south and the Teesside conurbation approximately 30 miles to the north.

Nawton and Beadlam are attractive villages, with a wide range of dwelling types, comprising a range of other businesses and amenities, including the well-renowned Ryedale Secondary School.

The villages sit at the foot of the North York Moors and are close also to the Howardian Hills.

## DESCRIPTION

The property comprises a converted period building that now provides a restaurant at ground floor level, including reception bar area, fully-fitted kitchen and main restaurant seating area, together with staff and customer w.c. facilities. A separate external staircase provides access to the upper floor residential accommodation.



### Apartments

At first floor level, there are two apartments, one providing two bedroom accommodation, with open plan kitchen/living/dining room and bathroom. The other is a three-bedroomed apartment with a master bedroom with en-suite, an open plan kitchen/diner, sitting room/bedroom 4 and second bathroom.

At second floor level, there is a two-bedroomed apartment with fitted kitchen/diner, sitting room/bedroom 3 and bathroom, together with 2 storage areas.

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## Externally

Externally, there is a large tarmacadamed car park, with direct access from the main road.

## **SERVICES**

Mains supplies of electricity, gas, water and the property drains into the mains sewer.

## **RATEABLE VALUE**

From enquiries made on the Valuation Office website, the restaurant property has Rateable Value of £12,250 subject to the national non-domestic rate in the pound.

The apartments are all rated under Council Tax Band A.

## **LEASE**

The restaurant and first floor apartment are held on a Full Repairing and Insuring Lease for a period of 25 years from the 30<sup>th</sup> March 2006 to Mr K Shah for an initial rental of £16,500 per annum, with rent reviews every 3 years with effect from March 2006 or break clauses every 3 years with effect from 2009.

Apartments 2 and 3 are let on ASTs and currently produce a total rental of £695 per calendar month.

## **THE PROPOSAL**

Please contact the agents for pricing details.

## **VIEWING AND FURTHER ENQUIRIES**

Appointments to view must be made by prior arrangement with the Sole Agent.

Sept-10



## NOTES

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