

Café/Takeaway/ Convenience Store Premises To Let

**Middleton Road
Heysham
LA3 3PP**



Location

The premises front onto Middleton Road at its junction with the access route into Heysham Industrial Estate and being opposite the access into Middleton Road Industrial Estate. The premises are located immediately adjacent to Newfield House, home to G&G Export.

Access to the bypass from Heysham through to the M6 motorway at junction 34 is within a mile distance. Junction 34 is within five miles distance.

Major Industrial Estate, a small industrial estate fronting Middleton Road, is also within a quarter of a mile distance.

Description

The premises comprise a modern single storey property being of cavity brick/block construction, external elevations being cement rendered and colour wash finished beneath a pitched, tiled roof surface with sales extending to 1,062 sq.ft. / 98.61 sq.m. There is ancillary storage and kitchen facilities.

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The property has been used as a café/takeaway in the recent past and prior to that was developed as a convenience store.

The property is suitable for other uses subject to the appropriate planning consents being obtained. Further information can be obtained from the local Planning Authority at Lancaster City Council, telephone no. 01524-582000.

Accommodation

The accommodation comprises briefly as follows:-

Main Sales Area	1,062 sq.ft. / 98.61 sq.m. uPVC double glazed windows. Three air conditioning units. Entrance door.
Kitchen	88 sq.ft. / 8.17 sq.m. Wall and base units. Potterton gas fired central heating boiler. Central heating radiator. Single drainer stainless steel sink unit.
Store/Stock Room	187 sq.ft. / 17.39 sq.m. Central heating radiator. Fire exit.
WC Compartment	WC. Wash hand basin. Extractor fan. Central heating radiator.

Externally

Ample forecourt parking.

Services

Mains water, electricity, drainage and gas are all connected to the property.

Rateable Value

We have ascertained from the Valuation Office Agency website that the premises are assessed for rates at £5,600 Rateable Value. We believe that the property will qualify for Small Business Rate Relief.

Lease

The premises are available on a new lease for a term to be negotiated, subject to three yearly upward only rent reviews, on effectively a full repairing and insuring basis.

Rent

£10,000 per annum exclusive payable monthly in advance on the 1st day of each month and to be paid by Standing Order.

Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs incurred in the preparation of the lease.

Deposit

A deposit equivalent to a quarter's rent will be required to be paid by the ingoing Tenant on completion of the lease subject to status.

VAT

All rents quoted above are exclusive of but will not be liable to VAT.

EPC

Awaiting EPC.

Viewing

Strictly by appointment with the Agents:

Richard P. Taylor
12 Sun Street
Lancaster
LA1 1EW

Telephone: 01524-542717
Website: www.rptaylor.co.uk

Subject to Contract

The property is offered subject to contract, prior sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Chartered Surveyor nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.