

TO LET

SUPERB RESTAURANT OR DRIVE THRU OPPORTUNITY



BILBROUGH TOP SERVICES
A64 BILBROUGH
YORK YO23 3PP

- Existing restaurant of 3,667 sq ft*
- On site parking for 40 vehicles
- Adjacent to McDonalds, BP PFS and Premier Inn
- Customer access for Eastbound and Westbound traffic

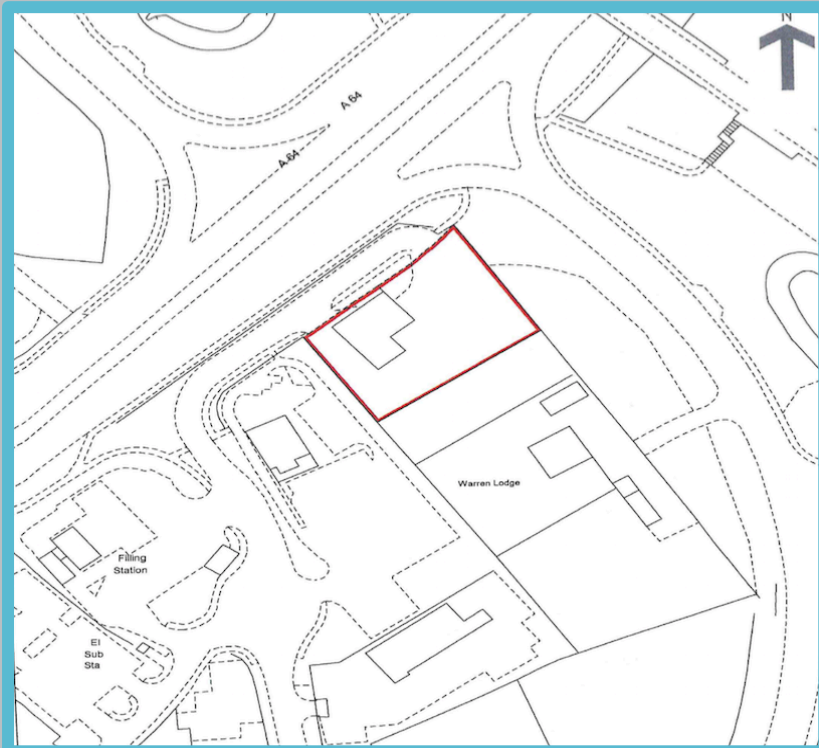
*Please note that the property has not been measured by hebb and we have relied on information provided by our client.

LOCATION

The property is situated at the Bilbrough Top Services Area, which are themselves located on the A64, approximately five miles south west of York and 16 miles north east of Leeds. The A64 provides the main route between Leeds and York. The service area is immediately adjacent to the A64 and is easily accessed by both eastbound and westbound traffic.

BILBROUGH TOP SERVICES

The service area is extremely busy, with occupiers including: McDonalds, BP PFS and Premier Inn.



THE PROPERTY

The property sits immediately adjacent to a McDonalds' Drive-thru and comprises a 3,667sq ft two storey building situated in a self contained demise totaling approximately 0.52 acres.

The site area includes 40 vehicle parking spaces.

The building is currently a fully fitted fish and chip restaurant.



16 miles to Leeds

5 miles to York

4

3

2

1

- 1 The Property
- 2 McDonalds
- 3 BP PFS
- 4 Premier Inn

LEASE

The property is currently held on a 10 year lease, expiring on 30 September 2028. The current rent, which is not due to be renewed until 2023, is £45,000 pa. There is a tenant only break in September 2023. The lease is drawn on FRI terms and is within the Security of Tenure provisions afforded by the LTA 1954.

PLANNING & LICENSING

The property has consent for A3 use and also a premises licence for alcohol to be served 7 days a week.

RATEABLE VALUE

The property has a rateable value of £33,794.

PREMIUM

The lease and all fixtures and fittings and goodwill are available at a premium of £125,000.

VAT

VAT is applicable in relation to rents, outgoings and the premium figure.

CONFIDENTIALITY

The staff within the restaurant are not aware of any potential disposal, so all enquires and viewings must be conducted through heb.



CONTACT

For copies of the lease, business accounts and further property information please contact:

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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither heb, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

- These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.
- We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.