

TAKEAWAY SHOP FOR SALE



63 GRANTLEY DRIVE, HARROGATE, HG3 2XU

LOCATION / SITUATION

The property is located within the Jennyfields Estate, approximately 1.5 miles from Harrogate town centre. The estate has a significant amount of residential property, providing a ready-made customer base. 63 Grantley Drive forms part of a terrace of three units which sits opposite the Stone Beck public house and the CO-OP convenience store.

DESCRIPTION

The property comprises a single storey end terrace lock up shop, currently fitted out as a fish and chip takeaway/restaurant. There is a timber and glazed shop front with an enclosed yard to the rear.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

Sales Area	40.06 sq.m	431.24 sq.ft
Kitchen	19.94 sq.m	214.58 sq.ft
Total NIA	60 sq.m	646 sq.ft

TENURE

We understand the property is held freehold

PRICE

We are seeking offers in the region of **£160,000**

RATES

We understand the property is assessed as follows:-

Rateable value: £13,500

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (74)

A copy of the EPC is available upon request

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

Tel: 0113 244 9020 / www.bht.uk.com

VAT

The property is not elected for VAT

FURTHER INFORMATION/VIEWING

Brackenridge Hanson Tate

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Subject to Contract
Nov 25

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.