

FOR SALE: Offers in the Region of £110,000

**15 Cutpurse Lane, Richmond,
North Yorkshire, DL10 4PF**

Ground Floor Takeaway Premises

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SITUATION/LOCATION

Cutpurse Lane lies adjacent to Whashton Road/ Gallowgate approximately one mile north of Richmond Market Place. The vicinity is a predominantly residential neighbourhood incorporating predominantly local amenities including. Richmond is an affluent North Yorkshire Market Town benefitting from high levels of tourism particularly through the summer months. Richmond lies adjacent to the A1 approximately 13 miles south of Darlington, 15 miles from Barnard Castle and 28 miles west of Middlesbrough.

DESCRIPTION

Ground Floor Take Away Premises arranged to provide a customer reception with commercial kitchen, prep-area, wc and store.

The kitchen is fully equipped to trade incorporating a gas range hob, fryers, tandoori clay oven and a variety of refrigeration units.

The property has been owned and operated by our client as an Indian Takeaway for a number of years.

TENURE

Leasehold.

The property is held by our client by way of a lease expiring 9th October 3005 at a peppercorn rent.

ACCOMMODATION

Sales/ Reception	20.76sq.m.	223sq.ft.
Kitchen	20.99sq.m.	226sq.ft.
Prep	25.34sq.m.	272sq.ft.
Net Internal Area	67.09sq.m.	721sq.ft.

RATEABLE VALUE

The property is recorded in the present rating list at £7,300 and shall reduce to £6,200 from 1st April 2023 (source VOA website). The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

C-73



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