

Peter
illingworth
ESTATE AGENTS



The Lemon Tree, 8, Piercy End,
Kirkbymoorside, York, YO62 6DF
PRICE GUIDE £435,000

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FISH AND CHIP TAKEAWAY AND RESTAURANT BUSINESS, WITH TWO BEDROOM MASONETTE OVER (OWNERS ACCOMMODATION) WITH APPEALING ACCOMMODATION AND BALCONY, PLUS A SEPARATE ONE BEDROOM FLAT LET AS AN INVESTMENT; PLUS RUMBLING ROOM, OFFICE/STORAGE AREA, SHOWER ROOM WITH WC. EXTERNALLY COURTYARD AND PATIO GARDEN.

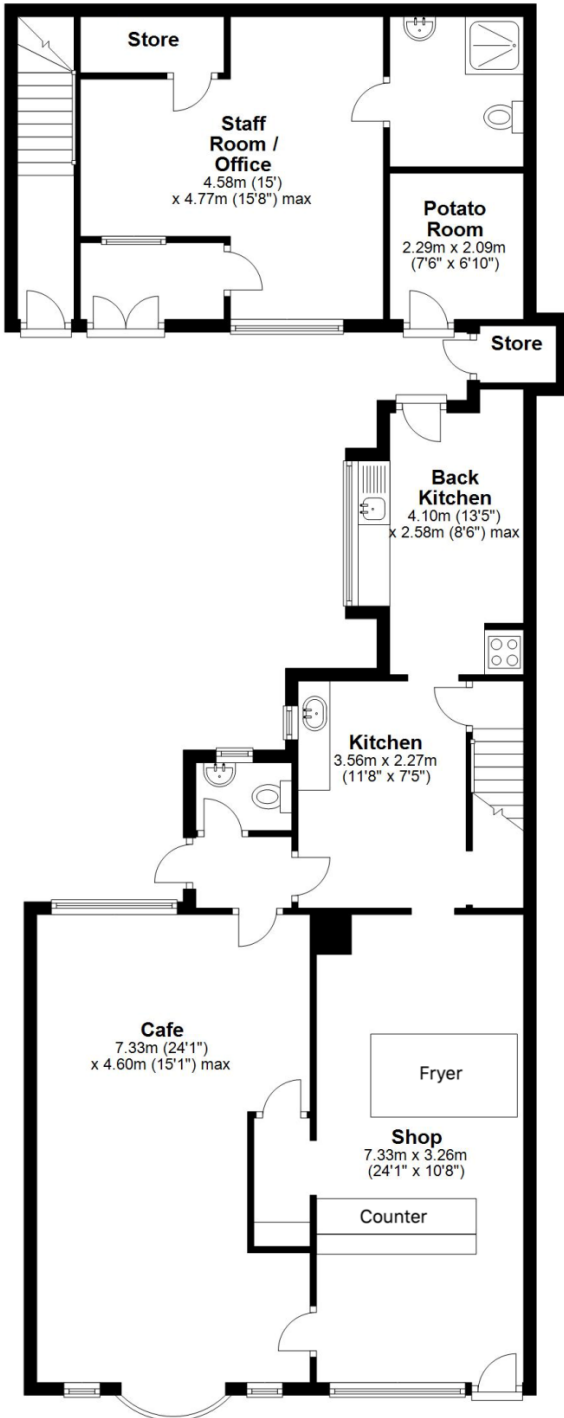
Currently this is the only fish and chip business in this beautiful ancient market town which continues to grow, with customers also coming in from the outlying rural area as well as the holiday trade. The new owners will have the flexibility to increase the opening hours to fit their business requirements.

This is a well presented business with seating for up to 24 diners in the Restaurant.



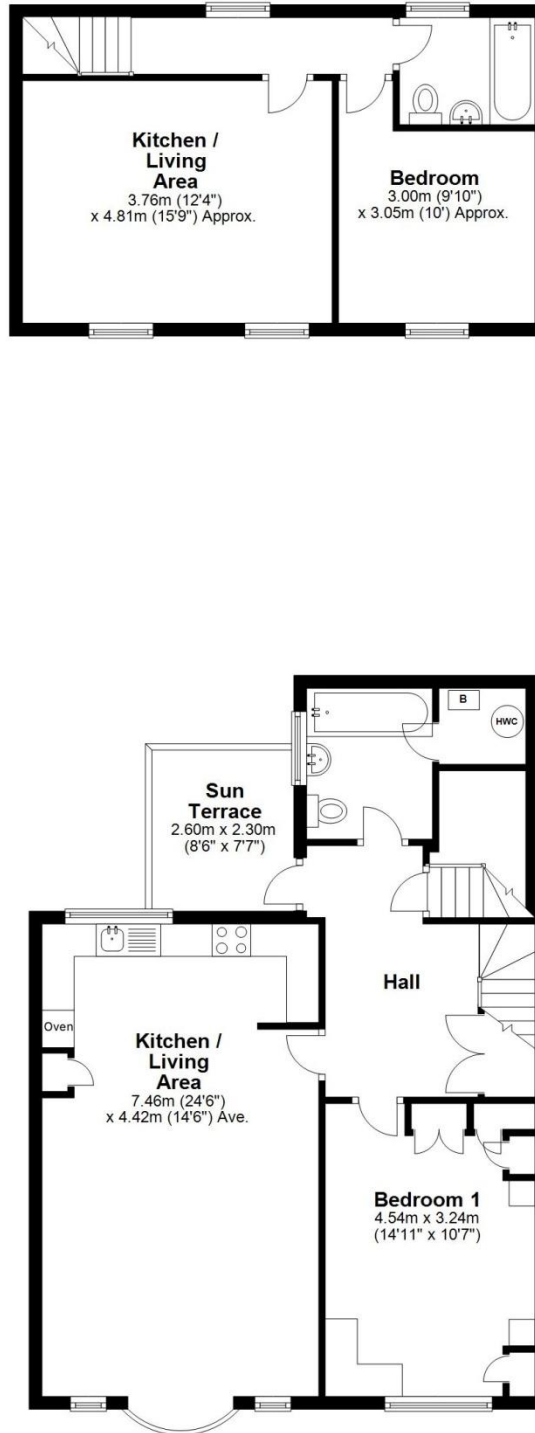
Ground Floor

Approx. 122.0 sq. metres (1313.4 sq. feet)



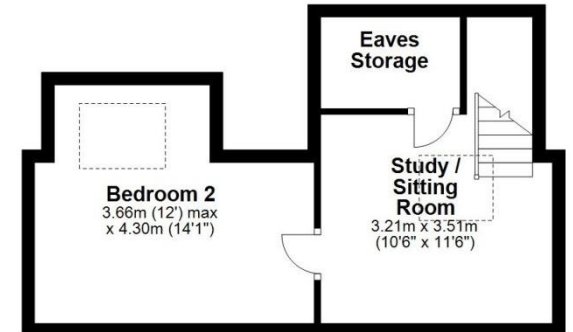
First Floor

Approx. 106.6 sq. metres (1147.6 sq. feet)



Second Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



Total area: approx. 258.4 sq. metres (2781.4 sq. feet)

The Lemon Tree, Kirkbymoorside





Tenure: We understand the premises to be freehold with the exception of the flat which is currently a freehold investment, with a tenant on an Assured Shorthold Tenancy with a calendar monthly rental of £385.

Turnover: On request.

Services: Mains water, electricity, gas and drainage are laid on.

EPC Rating: Band D

Business rates: Current rateable value £6,200. The business is currently subject to small business relief.

Property Tax:

1. Residential premises over the business Band B
2. Separate one bedroom Flat Band B

Photography: By Peter Illingworth

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Viewing: Strictly by appointment through the Agents Kirkbymoorside Office, 16 Market Place, Kirkbymoorside, York. Tel: 01751 431107



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