



£5,200p.a

Chalk Barn,  
Church Lane,  
Langtoft



Dee Atkinson & Harrison



# Chalk Barn, Church Lane, Langtoft, East Yorkshire, YO25 3TN

AN ATTRACTIVE CHALK AND BRICK SALE/SHOWROOM PREMISES WITH FULL PLANNING CONSENT FOR CHANGE OF USE TO A HOT FOOD TAKEAWAY AND CAFE.

## DESCRIPTION

Chalk Barn had for many years been run as a successful showroom for a local Log Burner sales business BUT HAS RECENTLY BEEN GRANTED PLANNING CONSENT FOR THE CHANGE OF USE TO A HOT FOOD TAKEAWAY AND CAFE. The ongoing tenant will be responsible for carrying out all alterations necessary to facilitate the change of use at their own expense. Alternatively the premises can continue to be used as a showroom.

## LOCATION

Located in a high profile position within the Wolds Village of Langtoft, opposite the Village Green and with good visibility from the busy B1249 Driffield to Scarborough Road, this attractive building is available immediately.

## ACCOMMODATION

### GROUND FLOOR

#### SALES/SHOWROOM AREA

With wooden flooring, exposed chalk and brick walls, rustic brick fireplace with flue for a log burner, storage cupboard, inset ceiling spot lights and rear door to a small yard.

### FIRST FLOOR

#### GALLERY

The open plan first floor serves as additional showroom/gallery space with exposed chalk and brick walls.

## OUTSIDE

Small rear yard suitable for bin storage with a right of pedestrian access to it over the neighbouring property.

## LEASE

By negotiation. Offers for the premises are invited based on an asking rent of £5,200 pa.

## SERVICES

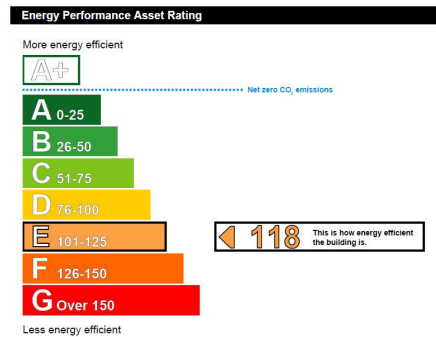
Mains electricity is connected. Mains water and drainage are available in the Village.

## TENURE

Leasehold with vacant possession upon completion.

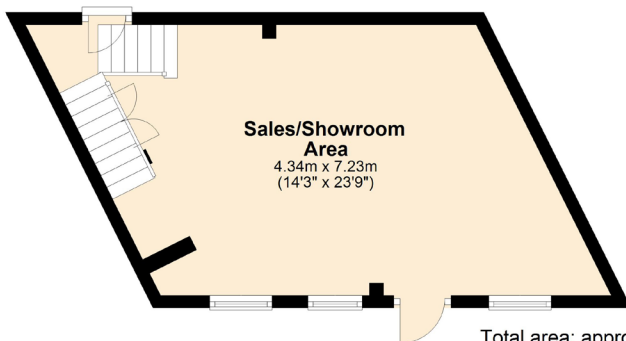
## VIEWING

Strictly by appointment with the sole agents on 01377 241919.



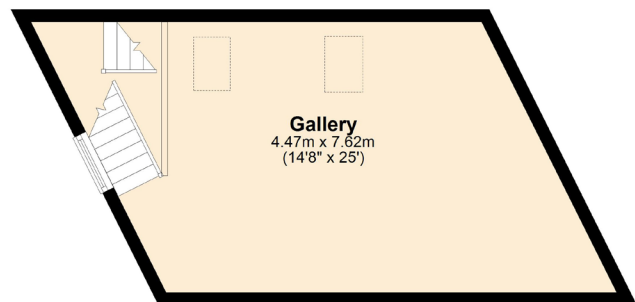
#### Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



#### First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 62.7 sq. metres (674.8 sq. feet)

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