

**34 White Apron Street,
South Kirkby, WF9 3LH**



- # Ground Floor Shop Premises suitable for takeaway
- # Approximately 41.5m sq. (447ft sq.)
- # Recently refurbished with electric shutter to front window
- # Rent includes sales counter, refrigerators, freezers and extractor fan units.
- # Parking space
- # Energy Rating D

Rent

**£250 per
week**

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Description

We are pleased to offer available to rent this refurbished ground floor hot food sales/takeaway. Offering approximately 41.5m sq. (447ft sq.) which includes a front sales room with counter, kitchen with tiled floor and brush chrome wall panelling, extractor fan, sink units and wall mounted 'Vokara' gas boiler. Store/rear entrance includes a w.c. Useful storage into roof space. Outside the property does have a parking space to the rear.

Accommodation briefly comprises: -

FRONT SALES: 4.86m x 3.22m overall includes a sales counter with LED lit front.

KITCHEN: - 4.89m x 3.29m with LED lit window into front sales, tiled floor, brushed chrome steel wall panelling, gas cooking points, extractor fan, stainless steel sink unit and separate wash basin, wall mounted 'Vokara' gas boiler. Access via ladder to useful storage area.

Step down to: -

STORAGE ROOM: - 3.44m x 2.63m overall having a tiled floor and a separate w.c. with low flush suite and corner wash basin.

OUTSIDE: - There is a car parking space to the rear.

SERVICES

All Mains Services are assumed to be connected to the property.

RATEABLE VALUE

These premises were originally part of a larger unit and will be reassessed for rating purposes. It is likely that the rateable value will fall within the small business rate relief (subject to conditions).

LEASE TERMS

Lease terms are negotiable, ideally a prospective tenant should be willing to sign a new 6 year repairing and insuring lease with a rent review after 3 years.

RENT

£250 per week which includes the use of the fittings which includes Fridge Freezer, Freezer, Extractor Fan, Counter etc. a full inventory will be available prior to the lease commencing.

DEPOSIT/BOND

A prospective tenant will be required to pay a bond equal to one quarter's rent which will be held by the Landlord for the full duration of the lease and returned at the end of the lease provided all terms are met without interest.

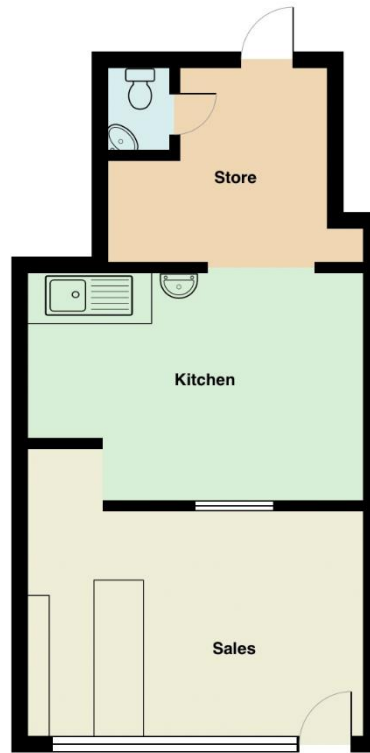
COSTS

The prospective tenant shall be responsible for the cost of providing the new lease.

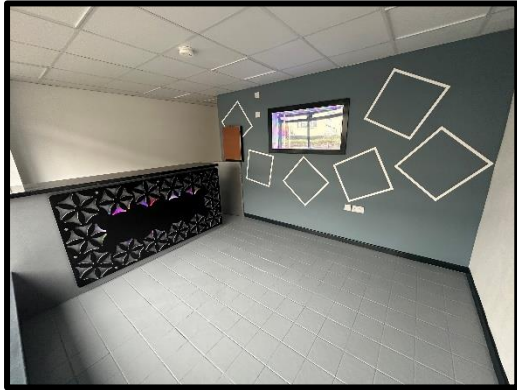
VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.

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For Identification Purposes Only



NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Agents – Abson Blaza Property Services.