



DESCRIPTION

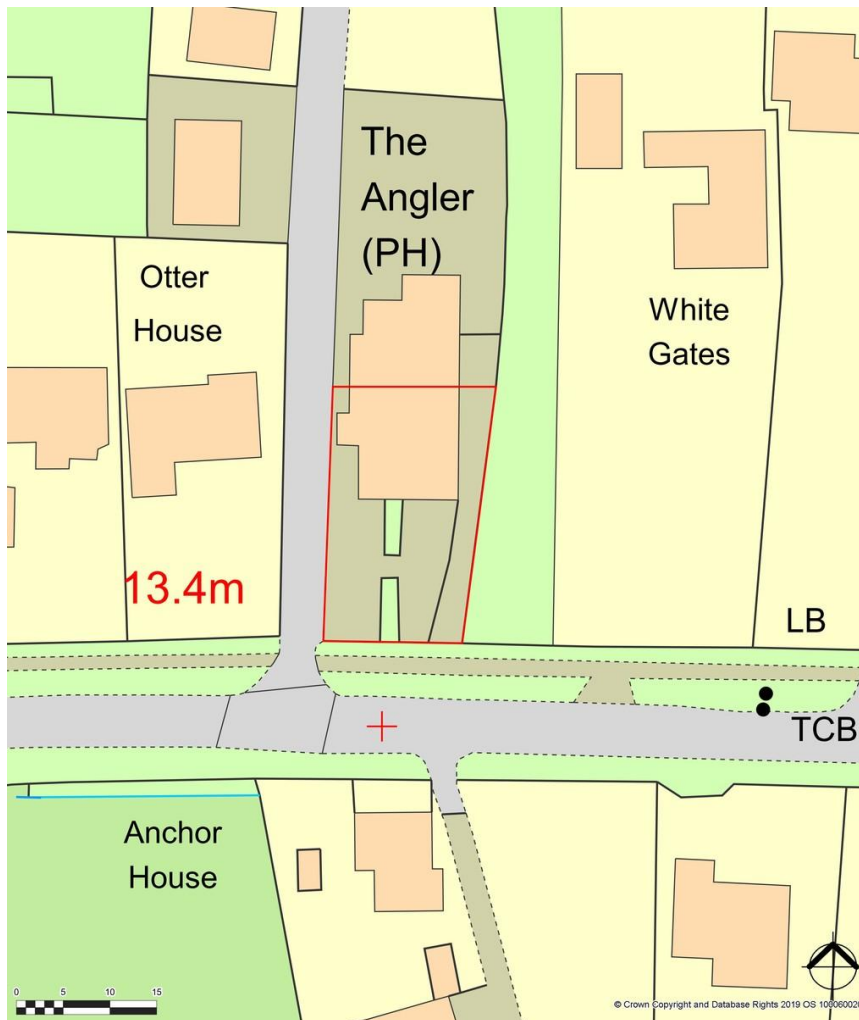
The premises offer a ground floor cafe currently occupied by the Hideaway Kitchen but having previously been used as a pub. The property is predominantly open plan and in excellent condition throughout having only recently undergone a refurbishment.

Further benefits include ample external parking and outside seating.

ALL ENQUIRIES WELCOME

**OPEN PLAN CAFÉ
ACCOMMODATION**

Rent £20,000 PA



Location and Directions

The Hideaway Kitchen is located in Lower Dunsforth equidistant between Harrogate and York and close to the market Town of Boroughbridge, as well as excellent access further afield via the A1 motorway.

Tenure

Leasehold. The property is available on a new lease the terms of which are to be negotiated.

Rates

Rateable Value: TBC.

Uniform Business Rate for 2020/21: £0.512. Small business rate relief may be available to some occupiers. Further enquiries should be directed to HBC 01423 500600.

VAT

All figures quoted are deemed exclusive of VAT where applicable.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Planning

Interested parties are advised to make their own enquiries of the local planning authority in respect of planning proposals if any change of use is envisaged.

Services

All mains services are connected to the property.

Viewing

Strictly by appointment with the agent
Tel: 01423 501211.

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