



## NEWLANDS PARK DRIVE, YO12 6DJ

An excellent, well established leasehold Greengrocery business, trading from well situated urban parade of shops, together with wholesaling to local hotels and café's.

Price for goodwill, fixtures and fittings and lease  
£87,500 S.A.V



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**NEWLANDS PARK DRIVE**  
**SCARBOROUGH**

**THE LOCATION**

Newlands Park Drive is a vibrant parade of shops with pull-in parking, in a well populated. Good quality residential area on Scarborough's north side.

**THE PROPERTY AND TENURE**

The leasehold property comprises a very good size ground floor retail shop, with a two bedroom flat on the first floor above.

**THE SHOP**

Frontage (20' x 29') depth plus:-

**STORE/OFFICE AREA BEHIND** (20' x 17'6")

**TOILET AREA**

With two separate w.c's.

**FURTHER STORAGE ROOM BEHIND** (24' x 9'6")

**FIRST FLOOR**

Own separate entrance to the self contained living accommodation of:-

**LOUNGE**

**BREAKFAST/KITCHEN**

**TWO BEDROOMS**

**BATHROOM/WC**

**TENURE**

Leasehold, with a current rent of £20,000 per annum exclusive. Lease term three years from June 2009. The lease is of a full repairing and insuring nature.

**THE BUSINESS**

This Greengrocery business has been established some 16 years and operates on a retail basis to the general public, with excellent vehicle access and pull in parking to the front. The current proprietor has traded there successfully for 12 years. Good accounts are available to bona fide interested parties but as a guide the turnover is approximately £450,000 per annum. The current proprietor has also developed the wholesale side of the business with a good list of regular hotels and café owners that he supplies.

**OUTSIDE**

Wide rear lane for deliveries and yard.

**VALUE ADDED TAX** Value Added Tax may be payable on the purchase price and/or rent and/or the other charges or payments. All figures are quoted exclusive of VAT. Intending purchasers and lessees must satisfy themselves as to the applicable VAT position. If necessary by taking appropriate advice.

**VIEWING** By appointment through this office.

**MEASUREMENTS** Measurements are only very approximate and their accuracy is no way guaranteed and we therefore advise you to have your own carpet fitter or furniture supplier take his own measurements prior to ordering any carpets or furnishings.

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS**  
**Conditions of receiving Jacksons Property Service particulars.**

We have not carried out a structural survey of any kind & have not tested any apparatus, fittings or services, so we cannot verify that they are in working order. The prospective purchaser is therefore advised to make their own enquiry and checks prior to purchase. These particulars are provided for guidance only from information the vendor has given us & should not form part of any contract of sale. A purchaser is expected to make his/her own enquiries via their own solicitors, surveyor or expert before committing themselves to a legal document, & Jacksons Property Service for themselves & for the vendors, owners or landlords of the property whose agents Jacksons Property Service are, give notice that (a) these particulars are prepared for the convenience of an intending purchaser or tenant & although they are believed to be correct, their accuracy is not guaranteed & they do not obviate the need to make appropriate searches, enquiries & inspections. They are made without responsibility on the part of Jacksons Property Service or the said vendors, owners or landlords. Any error, omission or misdescription shall not arrest or annul the sale or be grounds for rescission or on which compensation may be claimed & neither do they constitute any part of an offer or a contract. (b) none of the statements contained in these particulars as to the property are to be relied upon as statements or representation of fact & any intending purchaser or tenant must satisfy himself by inspection or otherwise as to the correctness of each of the statements, measurements, etc, contained in these particulars. (c) the vendors, owners or landlords of the property do not make or give & neither Jacksons Property Service nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to the property.