



TO LET - ROADSIDE PROPERTY ADJACENT TO TRAVELODGE

Former Little Chef, Great North Road, Scotch Corner, North Yorkshire DL10 5EQ

LOCATION

The property fronts the north bound carriageway of the Great North Road on a site with roadside prominence and parking shared with Travelodge. The Great North Road runs parallel to the A1(M) with easy access from Scotch Corner, 1 mile north of the Brompton-on-Swale roundabout, 6 miles north of Catterick and 5 miles north west of the historic market town of Richmond. Scotch Corner is a significant junction where the A66 and A1(M) intersect. The A1(M) is the north easts principal Motorway linking Newcastle to Leeds approximately 45 miles north and south respectively. The A66 runs cross country from North Yorkshire to Penrith (50 miles west), the M6 Cumbria and Lake District. Close to the proposed Outlet retail and leisure development which is under development close by.

DESCRIPTION

The detached, single story property has roadside frontage and excellent on-site shared parking for 60+ vehicles with the adjacent Travelodge Hotel. The accommodation has been used as restaurant with fully fitted kitchen and preparation area to the rear. The property has accessible WC's, staff facilities, and extensive storage areas. The space would be attractive for an independent restaurant or alternatively the premises configuration and parking arrangement could provide an excellent opportunity for alternative uses such as Trade Counter, children's craft play or offices with great road network connections to the region following modest conversion.



ACCOMMODATION

Briefly, the property provides the following approximate gross internal areas:

Front sales / office	132.4 m ²	(1,425 sq ft)
Rear kitchen area	89.7 m ²	(966 sq ft)
Office	7.3 m ²	(79 sq ft)
Stores / Cold Store	23.8 m ²	(256 sq ft)
Customer WC	40.6 m ²	(437 sq ft)
Staff WC and Stores	12.7 m ²	(137 sq ft)
Staff Room / Ancillary	13.7 m ²	(147 sq ft)
Total	320.1 m²	(3,447 sq ft)

- Rear enclosed compound.
- Shared Parking for 60+ cars



LEASE

The property is held under a lease from 20 October 2005 expiring 27 September 2029 at a rent of £28,369 (£8.23 psf). We can offer a sub-lease for a shorter term of years with incentives available. Further details upon request.

RATES

The Valuation Office Agency website lists the Rateable Values with effect from April 2017 as £36,000.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

VAT is payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Ratings are as D (86). A full copy of the EPC is available upon request.

VIEWING

Strictly through the agents:

Connect Property North East Ltd:

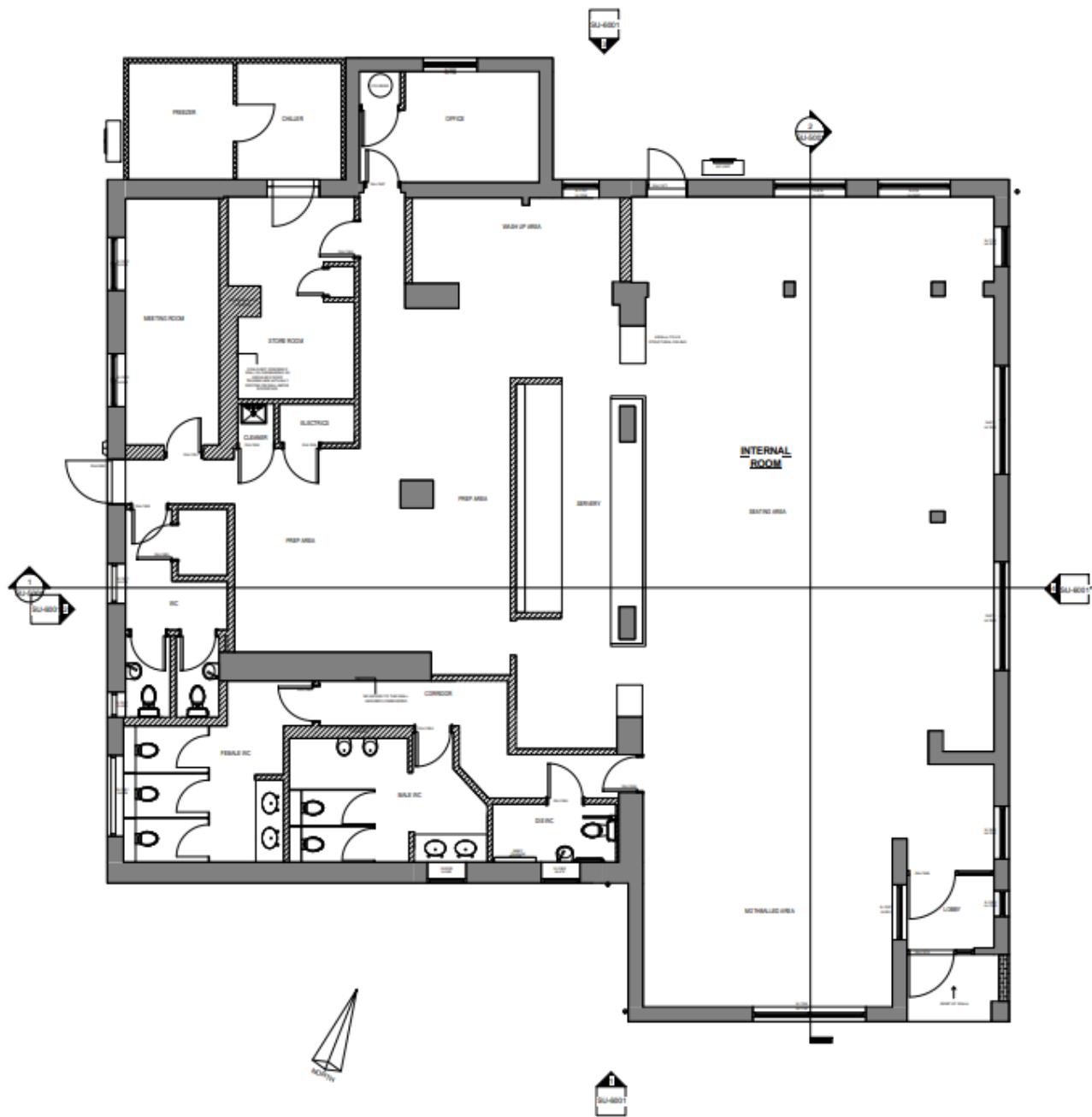
Andrew Wilkinson

Mob: 07904 622277

Tel: 01642 602001

Email: andrew@cpne.co.uk





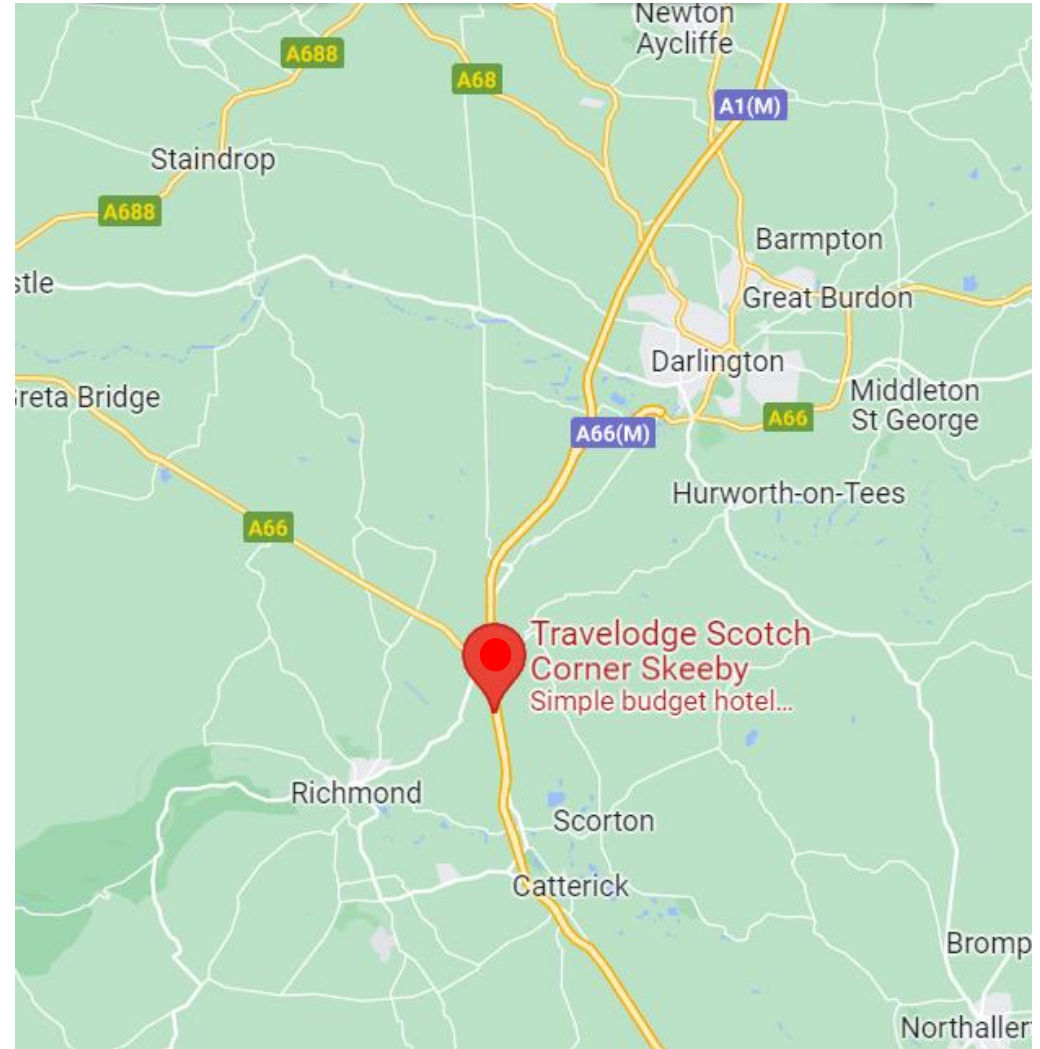
3D View 1



3D View 2



3D View 3



Map data ©2022

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