

TO LET

RESTAURANT PREMISES

**M** Nabarro  
McAllister

174 HIGH STREET, BOSTON SPA LS23 6BW



- Village centre location
- Part of large retail block
- Accommodation laid out on 4 floors
- Upper floor living accommodation

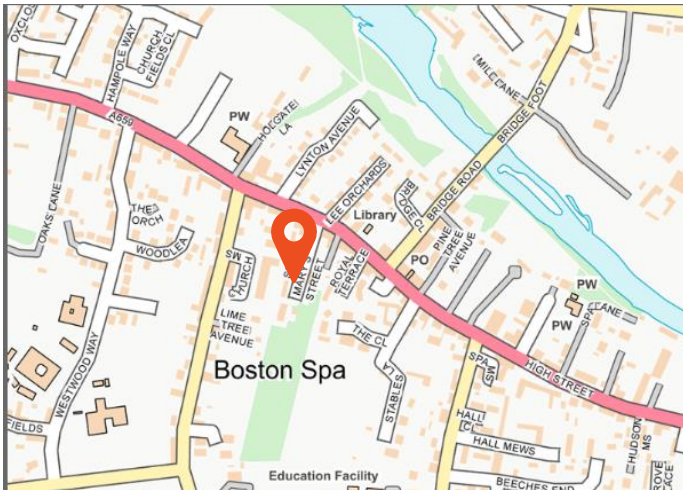
RENT : £20,000 pa

**FLOOR AREA**

1134 FT<sup>2</sup>

106 M<sup>2</sup>

# 174 HIGH STREET, BOSTON SPA LS23 6BW



## LOCATION

The property stands just off the High Street in Boston Spa in an established retail locality, midway between the towns of Tadcaster and Wetherby. The motorway network is readily accessible.

## DESCRIPTION

The property comprises a restaurant with ground floor entrance and main restaurant and kitchen area at first floor level with further ancillary accommodation and living space on the upper floors.

## ACCOMMODATION

	m2	ft2
<b>GROUND FLOOR</b>		
Entrance/ reception	21	225
<b>FIRST FLOOR</b>		
KITCHEN	25	267
<b>WC</b>		
<b>SECOND FLOOR</b>		
WC for restaurant		
<b>BOILER ROOM</b>		
<b>2<sup>ND</sup> AND 3<sup>RD</sup> FLOORS</b>		
Comprise a 2-bed 2-living room flat suitable for owners' accommodation		
TOTAL	106	1134

## SERVICES

We understand the property benefits from all mains services and gas fired central heating is installed. No test of the services has been made. Purchasers should rely on their own investigations.

## RATEABLE VALUE

The property has the below entry in the 2023 Rating Assessments List. Interested parties should confirm these with the Local Authority.

Rateable Value (2023)	Estimated rates payable
£9,200	£4,600

This property maybe subject to small business relief, interested parties should make their own enquiries of Leeds City Council

## PLANNING

The property has been in restaurant use for many years. The interested parties should make their own enquiries with the local authority as to potential alternative uses.

## TERMS

The property is offered on a new 10-year lease with an upward only 5-year rent review at an annual rent of £20,000 per annum. On effective full repairing and insuring terms.

## VAT

Our client advises that VAT is not applicable on this transaction. Your legal advisors should verify accordingly

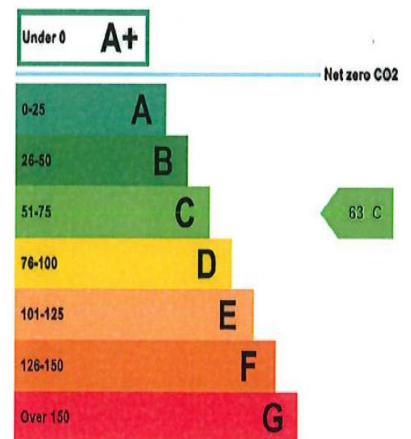
## LEGAL COSTS

The tenant to be responsible for a contribution towards the landlords legal costs in the preparation of the lease.

## EPC

### Energy rating and score

This property's energy rating is C.



## VIEWING

By appointment only  
Nabarro McAllister

0113 266 7666

[info@nabarromcallister.co.uk](mailto:info@nabarromcallister.co.uk)

[www.nabarromcallister.co.uk](http://www.nabarromcallister.co.uk)

REF: AUGUST 2024

**Nabarro McAllister**

## Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.

Nabarro McAllister & Co. Ltd. Devonshire Lodge, Devonshire Avenue, Leeds, West Yorkshire, LS8 1AY

© [OpenStreetMap contributors](#)

