



# For Sale

104 Main Road, Newport HU15 2RG

Rare opportunity to acquire detached house & takeaway in highly prominent position.

**BARKER**

PROPERTY CONSULTANTS

[www.barkerproperty.uk](http://www.barkerproperty.uk)

## Summary

- Former Fish & Chip shop and detached 3-bed house.
- Two separate gardens with detached garage and off-street parking.
- Situated in prominent position along Main Road in Newport.
- Potential to split title and redevelopment potential of takeaway subject to planning.
- Of interest to owner occupiers and developers.
- Fixtures and fittings within takeaway included within sale.
- Freehold with full vacant possession at a guide price of £395,000.

## Location & Situation

The property is located along Main Road within the village of Newport. Newport is approximately 8.5 miles north west of Brough and 13 miles north east of Goole.

The surrounding area comprises of predominantly residential with local businesses including an Indian restaurant and car dealership situated close by.

## Description

The property comprises of a ground floor former Fish & Chip shop premises that is fitted to provide a front sales area as well as a rear prep and storage area and single W/c. Externally the takeaway premises has a rear garden previously used for customer seating as well as a large front for further seating.

The takeaway premises could quickly be utilised and re-branded as a new fish & chip shop or other takeaway cuisines and the sale includes all the fixtures and fittings to accommodate a similar use. Alternatively the entire space could be transformed into a bungalow or dormer bungalow subject to planning.

The opportunity also includes a detached three-bedroom house that has been maintained to a modern standard and comes with a low maintenance garden. The property also enjoys a detached garage and shared drive for off-street parking.

The entire property fronts Main Road in Newport and has excellent visibility whilst presenting different options for the ingoing purchaser. The property is held under one title but could be split by the new owner if desired.

This opportunity will appeal to those seeking a takeaway premises with the benefit of detached residential to provide potential multiple income streams or redeveloped for other uses subject to planning. The entire property will be sold with the benefit of full vacant possession and includes all fixtures and fittings contained within the takeaway premises.

## Planning

We understand the property benefits from use class Sui Generis for the ground floor takeaway and use class C3 for the dwelling.





## Accommodation

The property comprise of the following areas:

Ground and first floor residential : 1,311 sq. ft (121.78 sq. m)

Ground floor takeaway: 599 sq. ft (55.66 sq. m)

Total: 1,910 sq. ft (177.44 sq. m)

## Services

We understand gas, electricity, water, and drainage are connected.

## Legal Costs

Each party will be responsible for their own legal costs.

## Business Rates/Council Tax

We understand the current rateable value for the ground floor takeaway unit is £3,700 and band "D" for the detached dwelling.

## EPC

We understand the entire property has an EPC rating of D.

## Price

The freehold interest with the benefit of full vacant possession is available at a guide price of £395,000.

Interested parties are advised to check with the local authority on the current business rates/council tax.

## VAT

We understand VAT is not payable at the prevailing rate.

Viewings to be made strictly through us as sole selling agent.

## Tenure

We understand the property is held freehold under one title. It is further understood a future title split could be achieved by the incoming purchaser.

Contact: Jonathan Barker

T: 01482 753799

M: 07432534668

E: [jonathan@barkerproperty.uk](mailto:jonathan@barkerproperty.uk)

# BARKER

PROPERTY CONSULTANTS

[www.barkerproperty.uk](http://www.barkerproperty.uk)

Disclaimer: Barker Property Consultants Limited gives notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers/occupiers and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use or occupation and other details contained herein are given in good faith and interested parties should not rely on them as representations or statements of fact and must satisfy themselves as to their accuracy; (iii) they will not be liable in negligence or otherwise for any loss arising from the use of these particulars; (iv) no employee of Barker Property Consultants Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (v) all rents and prices quoted in these particulars may be subject to VAT in addition.