

TO LET

CARLTON TOWERS COOKERY SCHOOL

HIGH STREET, GOOLE, DN14 9LZ

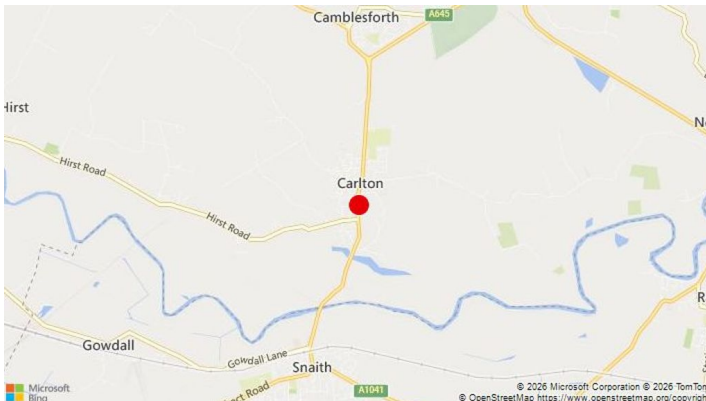


Restaurant

Rent - £15,000 plus VAT per annum
Cookery School Opportunity

Property Features

- Fully Equipped Chef's Kitchen
- 8 Cooking Stations
- Fantastic Setting Within Carlton Towers Main House
- Opportunity to Make Use of Neighboring Facilities
- Estate Grounds Potentially Available for Foraging



Enquiries

Andrew Spencer
DDI 01904 659990
andrew@barrycrux.co.uk

Location

The space on offer is set within the stunning gothic style Carlton Towers' main house. The estate lies just off the High Street of the village of Carlton on the main A1041 Selby to Snaith Road. It enjoys good access from the nearby M62 motorway.

Description

The cookery school is located on the ground floor of the main house within the spaces formally utilised by the household staff and the housekeeper. It is within a large, light and airy space at the front of the house with views over the main lawns. Other rooms directly adjacent and opposite may also be available to enhance the customer's experience.

Accommodation

The main kitchen space is fully fitted as a cookery school kitchen but has not been in use for some time. Housed within the main house, it has a period feel, with some original features still in situ, such as a now-unused range. Despite this, it is fitted with all the modern appliances required.

There is a large central island work surface offering good sight lines for teaching. There are 8 work stations set around the island and to the sides. These are all equipped with an induction hob and ample prep space. Further base and wall units are fitted around the perimeter of the room. There are 6 ovens in total with accompanying fridges.

Directly adjacent are two further rooms that can be included. The former housekeeper's sitting room provides an excellent space for pupils to convene at the start and conclusion of any course and to take breaks. It also provides an excellent space for discussions and talks relevant to the courses activities. The dining room provides an excellent opportunity for pupils to sit down and sample the results of their work at the end of the course. Both of these spaces are fitted to a good standard and would require little if any work.

Opposite the kitchen are the former pantry and prep areas, which it may also be possible to utilize. These are fitted in a period style.

Externally, there is ample parking on site and a coffee shop. The estate consists of extensive grounds and it may be possible to make use of the grounds for foraging for ingredients for example.

Services

The cost of these would be included within the rent, but we understand that all mains' services are connected. .

Trade and Business

The estate has been in the families' hands for a considerable length of time. As with many modern-day estates of this nature, they have developed into multi-layered businesses. Carlton Towers has an extensive land and property portfolio as well as an established and sought-after wedding and function venue with accompanying guest rooms. The venue is also used from time to time as a filming location.

The cookery school was established by the owners some time ago but has never really been operated on a consistent basis. Our client is now looking to secure a leaseholder to operate this space and bring this part of the house back into use.

This presents a fantastic opportunity for a chef or established cook looking to step away from the day-to-day operation of a commercial kitchen and the hours this entails. A strong and consistent business could be created in superb surroundings. Offering the lounge, dining and outside spaces would assist in being able to create a premium and enhanced package for potential customers.

Terms

Our client is offering a lease of between 3 and 5 years at a rent of £15,000 per annum plus VAT (£18,000 including VAT). No service charge will be payable.

