

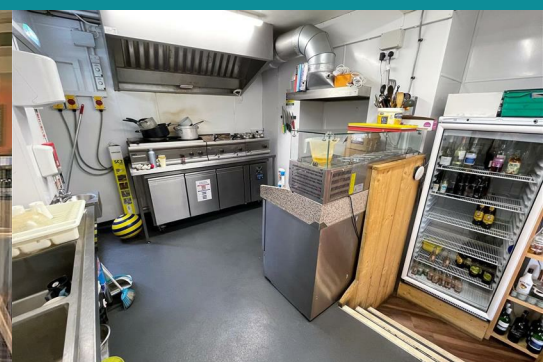


### 1 West Sandgate

Sea Front, Scarborough, YO11 1QL

**Guide Price £400,000**

We are delighted to be able to offer this recently renovated building with popular cafe business in an enviable position on Scarborough's beach front. Building is well presented throughout, from ground floor to third floor. Residential space above briefly comprises of 3 bedrooms, family bathroom, utility room, en-suite shower room and kitchen, as well as private outside space to the rear. Licensed for alcohol and boasts a fantastic outside seating area directly to the front.





## Business Space

### Ground Floor

Spacious seating area with bi-folding doors looking directly onto the sea front and outside seating area. Ceiling lighting, heating and till point.

Kitchen is fully equipped and has a variety of fridges/freezer as well as fryers, sinks, extraction and hobs.

Toilet block has 2 separate WCs with hand washing facilities.

Separate combi boiler

Business has a 5 star food safety rating

## Residential

### 1st Floor

With spacious kitchen/dining area with a range of wall and base units, space for oven/washing machine/fridge freezer, stainless steel sink and mixer tap, wall mounted combi boiler and ceiling lights.

Integrated dishwasher.

Bathroom with separate WC, tiled throughout, white towel rail, extraction units, ceiling lights and wash basin.

Living room has fantastic views over the seafront through large uPVC double doors onto a Juliet balcony, television and telephone point, ceiling light and radiator.

### 2nd Floor

Bedroom 1 - With uPVC double doors onto Juliet balcony overlooking the seafront, ceiling light, radiator and television point, shower with potential for en-suite

Bedroom 3 - Accessed from private staircase from kitchen with ceiling light, radiator and uPVC window., en-suite bathroom

Hallway with access to private garden space to the rear of the property. Fully enclosed.

### 3rd Floor

Bedroom 2, with separate shower room, fantastic views over the bay from uPVC window, ceiling light, radiator and television point.

## Accounts

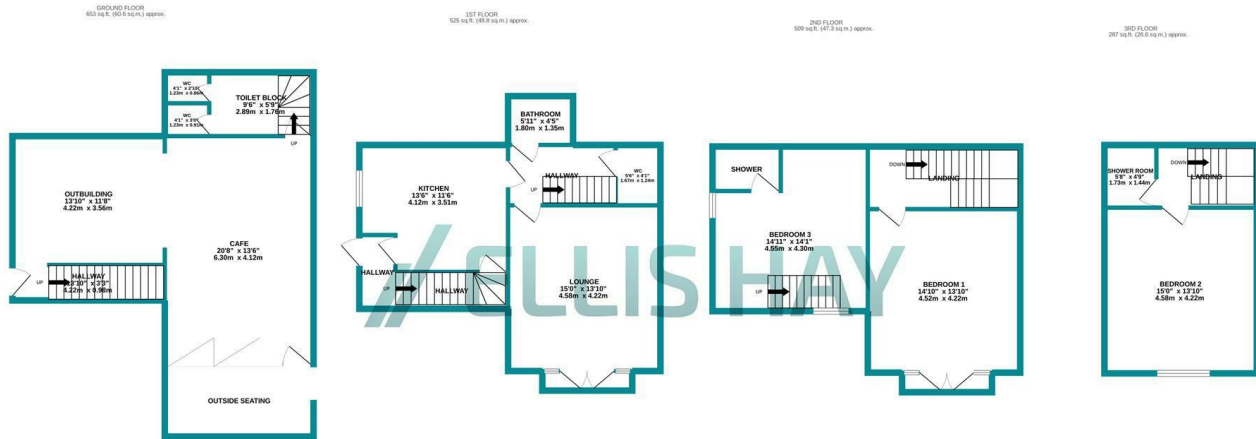
Available on request from our office.

## Directions

Sat Nav - YO11 1QL

What3Words - share.piper.fears

## Area Map



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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