



## 62 Eastborough

South Bay, Scarborough, YO11 1NJ

**Guide Price £285,000**

We are delighted to bring to the market this unique commercial opportunity. The ground floor is currently set up as cafe/bar area for 30 plus covers, including an attractive mezzanine level plus kitchen, prep room and customer cloakroom. Upstairs are 4 letting units which we are informed are consistently occupied until the end of this summer and 2 storage/workrooms. These units are accessed via a side entrance so can be kept separate from the commercial unit. There are 2 double bedrooms with en-suites and a triple bedroom with ensuite. The top floor is designed as a flat with separate lounge/diner, bedroom, kitchen and bathroom plus additional guest sleeping area. Although this is currently used as a holiday let, we feel that it would also be ideal for owner accommodation. The outside of the property can be used by either the holiday guests or customers of the cafe, with courtyard seating and a covered seating area. Situated very close to the South Bay, the property is ideally situated to take advantage of the increased popularity our beautiful town is enjoying. The cafe was previously used as a vegan cafe and all the letting units are thoughtfully and attractively styled along a rural theme. In our opinion, this property could be quickly opened as a cafe and provide an ideal place for the holiday customers to have breakfast - this could be a very exciting opportunity for an owner/operator. Call us now to arrange a viewing.



### Entrance Lobby

### Main Cafe/Bar Area

Large Bar/Service Area. Space for minimum 24 Covers.

### Mezzanine Cafe/Bar Area

Currently set up as bar area with stools and dance area but plenty of space for more covers. Built in pizza oven double sink and extractor fan.

### Kitchen

Range Cooker, Dishwasher, Stainless Steel sink and separate hand wash sink. Bespoke storage.

### Prep Area

### Hallway

With access to upper floors and the outside

### Storage Room

Housing water tank and boiler.

### Cloakroom

2 customer WC's and lobby area with bespoke hand wash. wall mounted hand dryer.

### Cowshed

Double letting room with bespoke 4 poster bed. TV point, service area and seating.

### En Suite

Wood barn door. 3 piece suite with shower enclosure.

### Sheep Shack

Triple letting room with bespoke double bed and additional single. TV point, service area and seating.

### En suite

Wood barn door. 3 piece suite with shower enclosure.

### Storage Room

### Pig Sty

Double letting room overlooking the side and rear of the property. TV point, service area and seating.

### En Suite

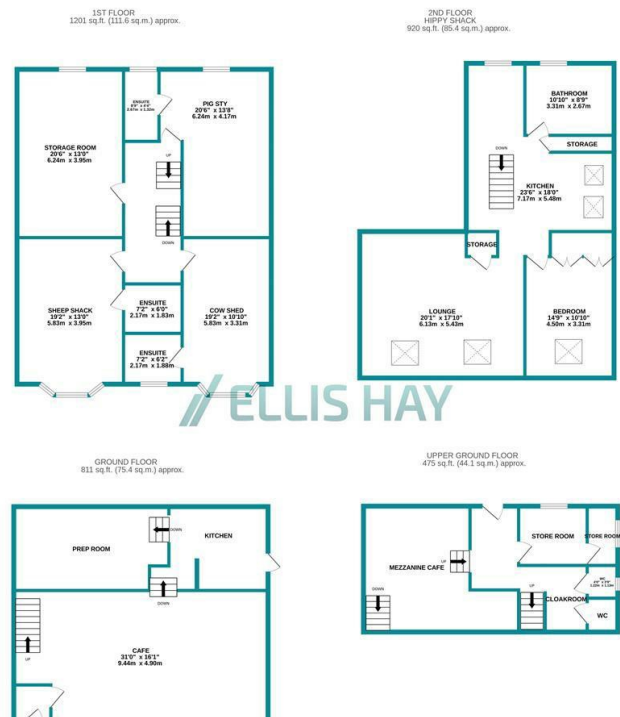
Wood barn door. 3 piece suite with shower enclosure.

### Hayloft

Lounge/Diner, Kitchen, Double Bedroom, Guest Area and Modern Bathroom. Separate wall mounted boiler.

### Outside

## Area Map



TOTAL FLOOR AREA : 3407 sq.ft. (316.5 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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