

## COMMERCIAL



82 Castle Road

Town Centre /North Side, Scarborough, YO11 1XE

Price Guide £8,000

We are delighted to offer to the market an opportunity to run a cafe on Castle Road ideally situated to take advantage of the passing holiday trade to both North and South Bays and the Town Centre. With 28 covers the cafe also has a serving space, kitchen and utility area. There is also a customer toilet. In our opinion, this is a great opportunity for someone looking for a new venture with lots of potential. Details of Income and viewings on request.



## Front Entrance

Blind over Shop Front and space for tables and chairs.

## Cafe Area

Space for 26 Covers including seating in the windows. Steps up to service area.

## Serving Area

Counter top and Till. Coffee grinder and machine. Undercounter fridge and freezer.

## Kitchen

Food prep area, Range cooker, grill and bain marie with extractor over. Fridge freezers. Hand wash basin.

## Utility Room

Pot wash sink. Door to rear of the property providing access to the bins.

## Customer Toilet

Stairs leading to Customer Toilet. WC, Handbasin and frosted window overlooking the rear of the property.

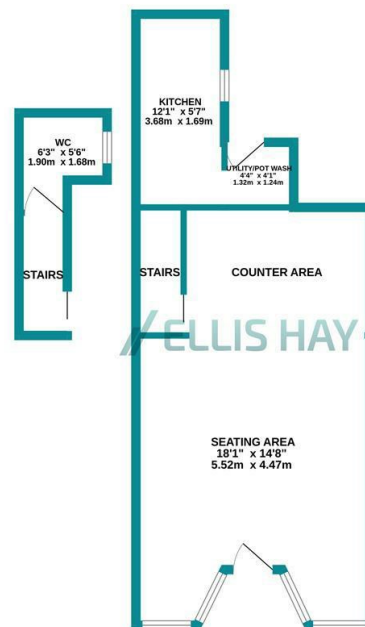
## Tenure

There is currently a lease in place to February 2027. Monthly rent is £450.

## Area Map



GROUND FLOOR  
502 sq. ft. (46.6 sq. m.) approx.



TOTAL FLOOR AREA: 502 sq. ft. (46.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended to be guaranteed as to their operability or efficiency can be given. Plans not to scale. © Ellis Hay 2024

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property