

## COMMERCIAL



## 2 Blands Cliff

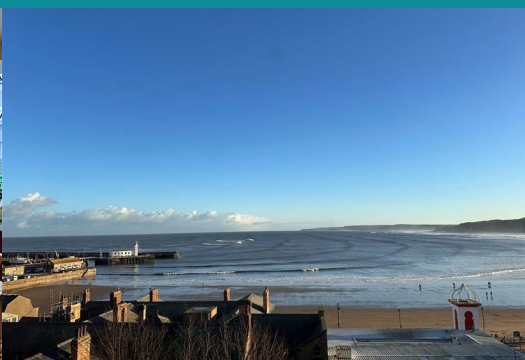
South Bay, Scarborough, YO11 1NR

\*\*\*\*\*INVESTOR ALERT\*\*\*\*\*

Guide Price £240,000

We are pleased to bring to the market this cafe with holiday flats above in a prime South Bay location on Blands Cliff. The cafe itself has been in operation since 1946 and currently has approximately 35 covers, serving area, a preparation kitchen and a commercial kitchen with frying range. Above the cafe are three floors and currently the owners let out 3 areas as holiday lets. In our opinion, there is huge scope for potential with the property for investors or an owner/operator - the property is in a great location for holiday trade and the views across the South Bay must be seen!

Contact our sales team for more information.





## Ground Floor Cafe approx 305'1" square (approx 93m square)

Cafe area for approximately 35 covers, serving area all serviced by 2 kitchens. Yards at the rear

## First Floor approx 305'1" square (approx 93m square)

4 Bedrooms overlooking the front of the property, 1 with an ensuite bathroom. Rear facing Kitchen/Diner and Reception Room overlooking the South Bay. These rooms are used for holiday lets and can be organised to suit the buyer.

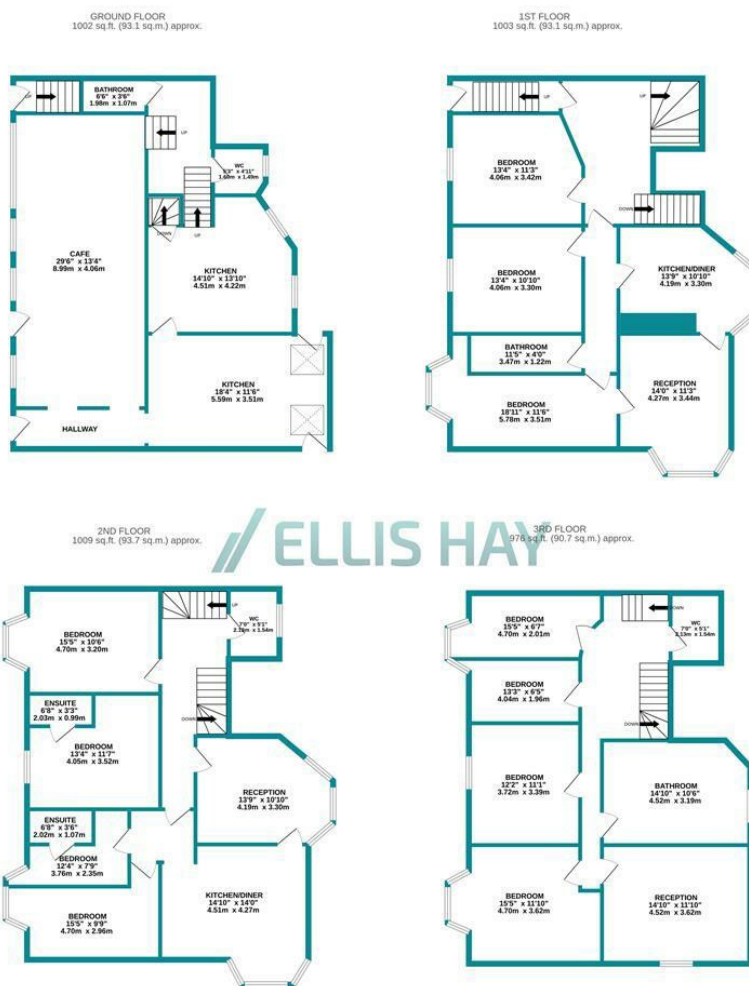
## Second Floor approx 305'1" square (approx 93m square )

4 Bedrooms overlooking the front of the property, 2 with ensuite bathrooms. Rear facing Kitchen/Diner and Reception Room overlooking the South Bay. These rooms are used for holiday lets and can be organised to suit the buyer.

## Third Floor approx 295'3" square (approx 89.99m square )

Currently used as storage, this floor is organised with 4 bedrooms overlooking the front of the property and a rear facing bathroom and Reception Room

## Area Map



TOTAL FLOOR AREA : 3990 sq.ft. (370.7 sq.m.) approx.

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