



78 Falsgrave Road, Scarborough YO12 5AZ

£10,000 Per Annum

CPH
COMMERCIAL

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TO LET | 898 sq ft Cafe / Retail / Office premises located on popular Falsgrave Road, Scarborough.

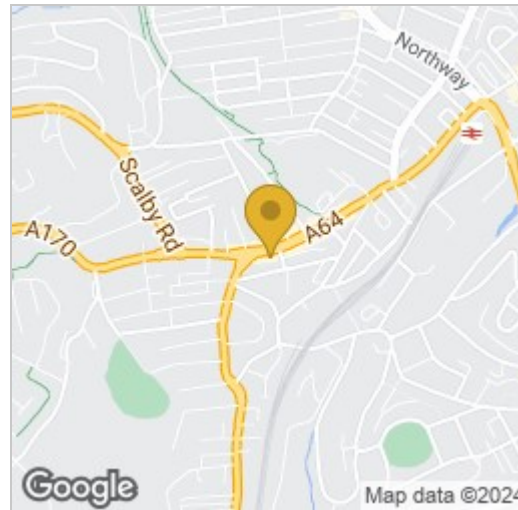
CPH bring to the market the former 'Contrast Cafe' premises which is ideally located within the popular Falsgrave district of Scarborough, providing a nice mix of national and local traders. The property benefits from generous front dining area with 44 covers together with a serving area, sizeable and equipped kitchen and both male and female toilet facilities. A useful rear loading door leads to a small yard with some external stores.

The premises are available TO LET on a new commercial lease, for a minimum 3 year term.

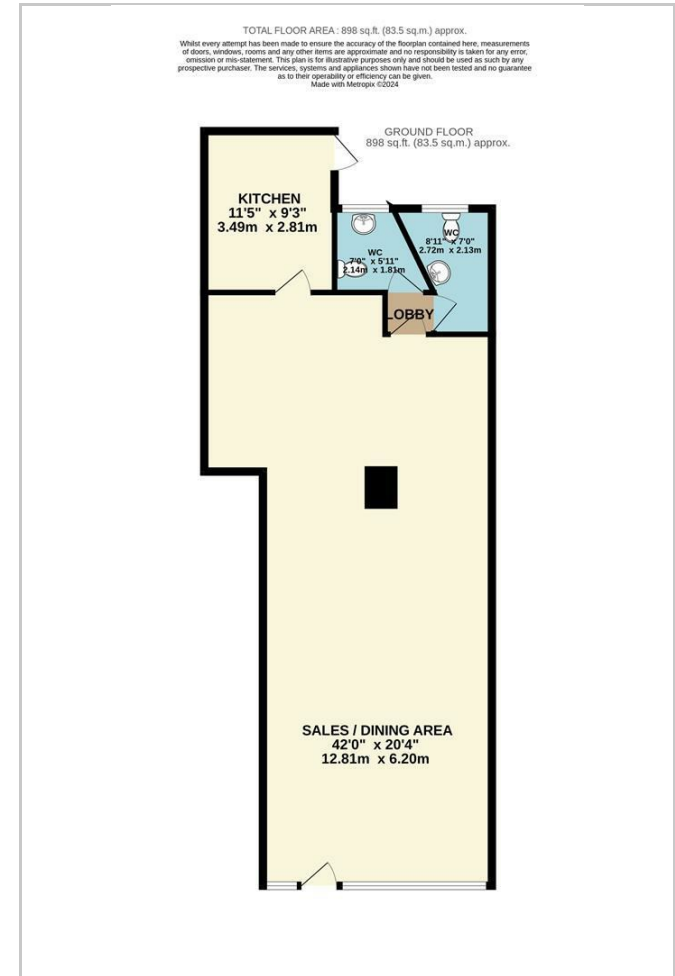
EPC Rating: Band D
Business Rates: £7,900 - The property qualifies for 100% small business rates relief!

All enquiries to CPH Property Services.

Area Map



Floor Plan



CPH Property Services
19 St.Thomas Street, Scarborough YO11 1DY
e.sales@cphproperty.co.uk | cphproperty.co.uk

NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132