



19-25 Bar Street, Scarborough YO11 2HT

£24,000 Per Annum

**CPH**  
ESTATE AGENTS AND  
CHARTERED SURVEYORS



TO LET | Fully Equipped Central Cafe / Restaurant boasting 60+ covers with 450 sq ft commercial kitchen.

2,235 sq ft Town Centre Cafe / Restaurant Opportunity TO LET with NO INGOING. CPH Commercial bring to the market these fantastic premises on the beautiful boutique Bar Street which will appeal to a host of food led operators. This inviting unit benefits from a vast dining area with bi-fold doors leading out onto Bar Street together with a vast fully equipped commercial kitchen, storage and customers toilets. The unit traded very successfully as Boddy's of Bar Street and now is available to lease on a minimum 3 year Full Repairing & Insuring lease.

EPC: Energy Rating C

Business Rates: £20,750. (75% reduction for cafe and restaurant operators - TBC.)





Interested? Get in touch:

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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



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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