



36b Station Avenue, Filey YO14 9AE
£10,000 Per Annum

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TO LET | 484 sq ft hotfood takeaway / cafe unit located in on busy Station Avenue, Filey - a charming seaside town that attracts tourists from far and wide.

Located in the heart of this bustling town, the bifold frontage of this property offers a welcoming and inviting feel to passersby. Fully equipped and ready to go, this property provides a fantastic opportunity for someone looking to establish themselves in the food industry.

We are seeking an appropriate ingoing which is to include the fixtures and fittings currently in situ which includes various fridges, freezers, refridgerated cake stand, pizza oven, 6 ring hob and oven to mention just a few items.

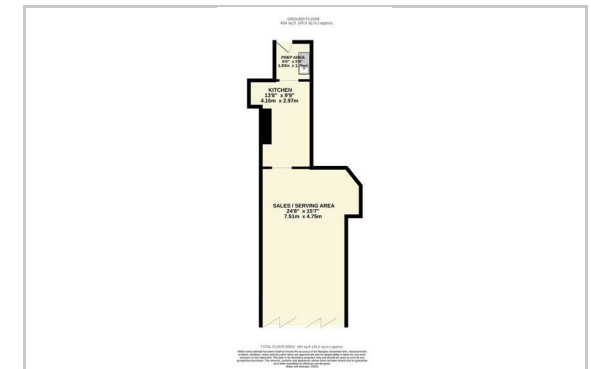
EPC: Band D

Business Rates: £7,900 (The property qualifies for 100% Small Business Rates Relief).

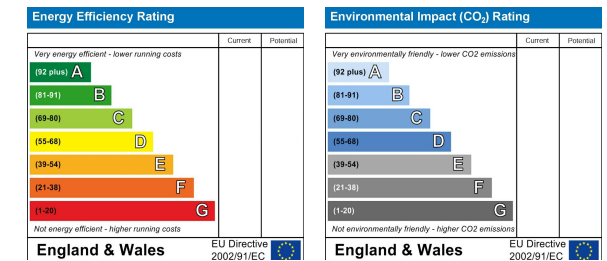
Area Map



Floor Plan



Energy Efficiency Graph



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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