



01947 601301

EMMA'S DINER



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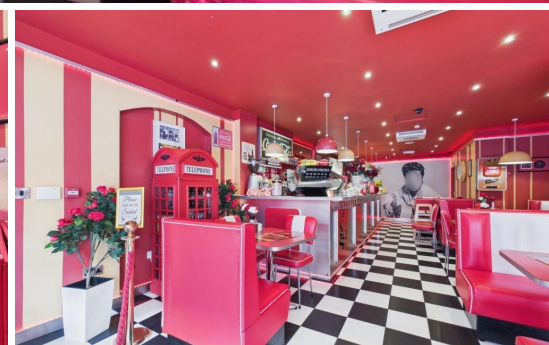
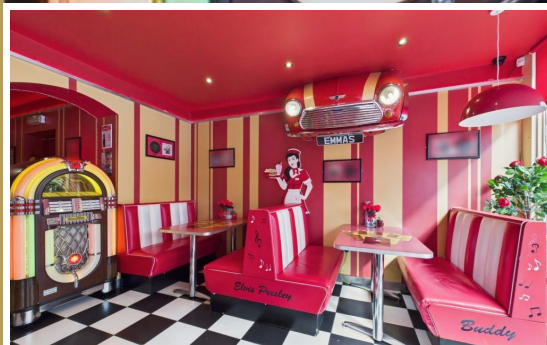
PROPERTY FEATURES

- Popular American Themed Diner
- Offered Fully Equipped & Furnished
- Operating On Mixed A1, A3 (Cafe) & A5 (Takeaway) Classification
- A New 6 Year Lease Will Be Set Up Upon Completion, This Includes A 3 Year Break Clause
- Rent £16,500 Per Annum
- Annual Gross Turnover From 6 Months Trading Of £315,939.60

Type: **COMMERCIAL**
Availability: **FOR SALE**
Tenure: **LEASEHOLD**

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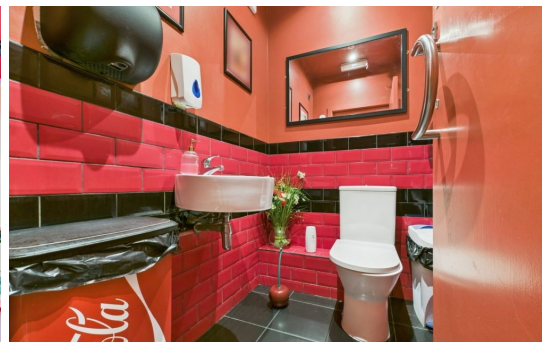
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EMMA'S DINER- Commercial -£100,000



Hope & Braim are delighted to bring Emma's Diner to the market. This is an exciting opportunity to purchase a fully licensed, VAT registered, American themed diner located in the very popular area of Flowergate in the centre of Whitby. First established in 2015, the diner is popular with both locals and tourists alike, many of which are return customers. This well-established business comes ready to trade with staff, stock and equipment. Operating on mixed A1, A3 (cafe) & A5 (takeaway) classification together with an alcohol license. The diner is all ground floor level and comprises of a main sitting area with plenty of tables & seating, a large front of bar, a W.C and a good-sized kitchen that is well equipped with a range of commercial cooking equipment, some of which have recently been replaced. The seller has converted the premises into a very popular venue and paid much attention to detail with its eye catching colours, leather benches and retro décor combined with delicious food and drinks. The premises will come with a new 6 year lease, which includes a 3 year break clause and rent is paid at £16,500 per annum. Emma's Diner sits between a range of shops, cafes and bars on Flowergate which is one of the town's busiest high streets. The Diner is open 6 months of the year, with a turnover of £315,939.60, so there is an opportunity to further develop the business & increase revenue. Full accounts available upon request for any interested parties.



EMMA'S DINER- Commercial -£100,000



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.
 Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.
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