



UK Kebab

Ref: 5469100

6 St Thomas Street, Scarborough, YO11 1DR

Leasehold: £80,000, Annual Rent: £16,000

Substantial accommodation

Not currently trading

Ability to start trading immediately

Prime location

Adjacent unit also available separately

Vacant possession optional. Energy Rating D



Description

An ideal opportunity for an existing operator to add a takeaway businesses to their existing portfolio, or create an accommodation unit, subject to obtaining the necessary planning consent, as the adjacent unit is available separately.

Location

The property is situated in a prime location on one of the main streets in the busy tourist town of Scarborough, set among a host of other complimentary businesses including bars, restaurants and national retail shops.

Scarborough is the largest town on the Yorkshire Heritage Coast and thanks to its wide range of attractions it is one of the main tourist destinations in the UK.

Nearby is the North York Moors National Park and the historic coastal town of Whitby, while further afield is the world famous city of York.



Internal Details

6 St Thomas Street (UK Kebab) comprises: Two cellar storage rooms, ground floor sales area and kitchen. On the first floor there is a bedroom, kitchen and separate toilet. On the second floor are two bedrooms and a bathroom. On the third floor there are two bedrooms.

Fixtures & Fittings

We are advised all trade fixtures and fittings at present in the property are included within the sale, with the exception items which may be subject to a lease or hire purchase agreement.

Trading Information

The business is currently not operating.

The Opportunity

A fantastic opportunity to take on a takeaway business and substantial accommodation in one of the most popular tourist destinations in Yorkshire.

By purchasing the adjacent unit, the property offers potential for conversion into one single, larger unit that could be put to alternative use, subject to obtaining planning consent.

Business Rates

Confirmation of business rates payable should be obtained from the local authority.

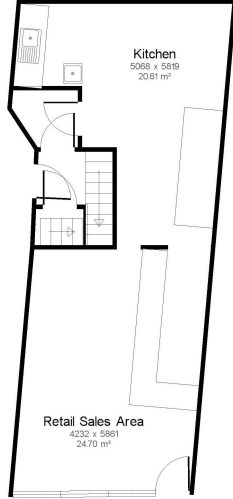


Gross internal area: 30.48 m² (328.1 ft²)



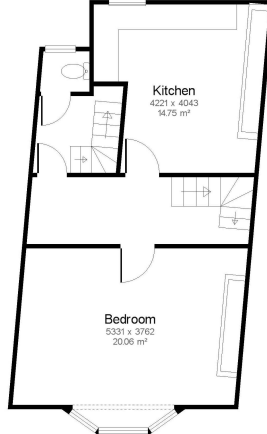
Cellar

Gross internal area: 52.44 m² (564.5 ft²)



Ground Floor

Gross internal area: 49.93 m² (537.5 ft²)



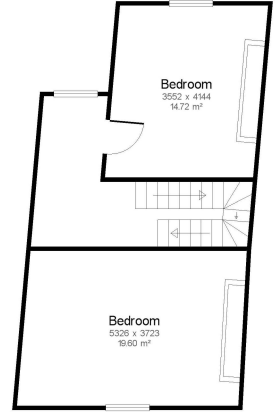
1st Floor

Gross internal area: 46.85 m² (504.3 ft²)



2nd Floor

Gross internal area: 46.65 m² (502.1 ft²)



3rd Floor



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189

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