



## AKO Kebab

Ref: 5469101

8 St Thomas Street, Scarborough, YO11 1DR

Leasehold: £120,000, Annual Rent: £17,500

Substantial accommodation

T/O year ending 30/04/19 of £223,144

Ability to start trading immediately

Prime seaside town location

Alcohol license for takeaway

Premises next door also available. Energy Rating C





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## Description

An ideal opportunity for an existing operator to add a takeaway businesses to their existing portfolio, or create a combined unit by purchasing the adjoining unit also, for alternative use, such as a restaurant or bar, subject to obtaining the necessary planning consent.

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## 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.

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## Internal Details

8 St Thomas Street (AKO Kebab) comprises: Cellar, ground floor sales area, servery, kitchen, two stores, freezer room and fridge room. On the first floor are two bedrooms, two separate toilets and a store. On the second floor are three bedrooms and a bathroom. On the third floor are two bedrooms, a kitchen, a bathroom and a store.

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## 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.



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## The Opportunity

A fantastic opportunity to take on a takeaway business and 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.

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## Trading Information

The turnover for the year ending 30 April 2019 was £223,144.

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## Trading Hours

AKO Kebab is trading and is open from 4pm - 2am seven days per week.

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## Business Rates

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



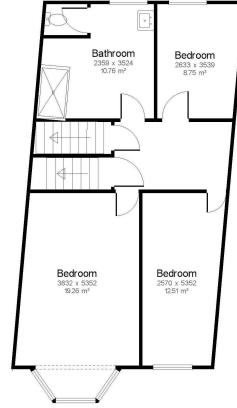
Gross internal area: 10192 m<sup>2</sup> (10971 ft<sup>2</sup>)



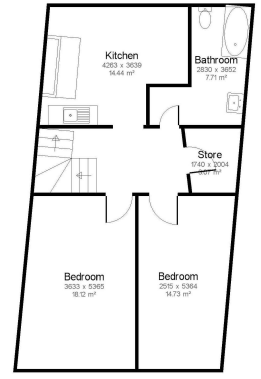
Gross internal area: 8190 m<sup>2</sup> (8816 ft<sup>2</sup>)



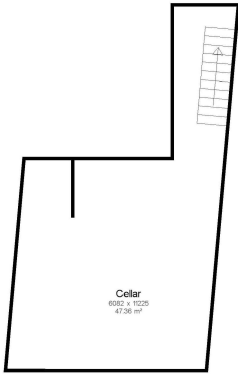
Gross internal area: 6768 m<sup>2</sup> (7285 ft<sup>2</sup>)



Gross internal area: 6567 m<sup>2</sup> (7050 ft<sup>2</sup>)



Gross internal area: 4753 m<sup>2</sup> (5117 ft<sup>2</sup>)



Cellar

Ground Floor

1st Floor

2nd Floor

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:

### Alex Rex

Business Agent - Hospitality

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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