



Wilsons

Ref: 5455537

6 West Sandgate, Scarborough, YO11 1QL

Freehold: £300,000

Large Trading Area

6 En Suite Letting Rooms

Owners Living Accommodation

Less than 500ft from the seafront

Grade II Listed - Built in 1693

Energy Rating C



Wilson's is an established, listed public house with a large bar area, commercial kitchen and six letting rooms offering any prospective buyer the opportunity to be open and trading almost straightaway. The current owners are selling due to retirement and wish to sell the freehold, with vacant possession.



Location

Wilson's is situated in Scarborough's Old Town area and less than a two minute walk from Scarborough seafront which is less than 200m away. The premises offers views across the South Bay from the outside terrace. Scarborough is one of the most popular Yorkshire coastal towns with over two million visitors every year. The seaside town is full of history and attractions, including the largest open air theatre in Europe.

Ground Floor

- Large bar/restaurant area
- Customer toilets
- Fitted commercial kitchen
- Access to rear yard





Other Floors

First Floor:

- Two double en suite letting rooms
- Utility room with plumbing for washing machine

Second Floor:

- Three double en suite letting rooms
- One family sized en suite letting room

Basement

- Large beer cellar with ample storage space

Fixtures & Fittings

Property sold as seen excluding personal items, such as pictures, brass ware, some items stored in the cellar.





Owner's/Manager's Accommodation

Located on the first floor and comprising:

- Large lounge with bay window enjoying views across South Bay
- Fitted kitchen
- Large double en suite bath/shower room
- Dressing room
- Access to the licensed roof terrace



The Opportunity

Wilson's is ideally situated close to Scarborough's South Bay sea front and offers an excellent opportunity for any prospective buyer to operate a successful bar/restaurant in a sought-after and ideal location. The letting rooms offer the option to run a B&B, alongside all day food/wet sales trade from tourists and locals. As Scarborough is an all year round tourist destination there is the potential for any new owners to give the premises a true identity, that will draw visitors and locals to it e.g. a themed pub, sports bar, real ale or restaurant.

The property is in a condition where a buyer just needs to add their own stamp to the site and brand it as they wish. In previous years the business has been run as a successful licensed bar with accompanying food operation and a live music venue. A lovely premises that offers the perfect opportunity for anyone with a vision to make and develop a successful business.

Tenure

Freehold - Free of tie.

Business Rates

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





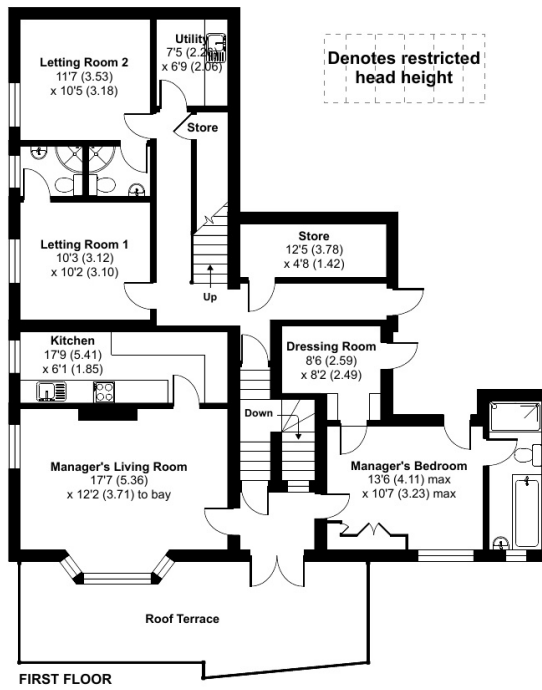
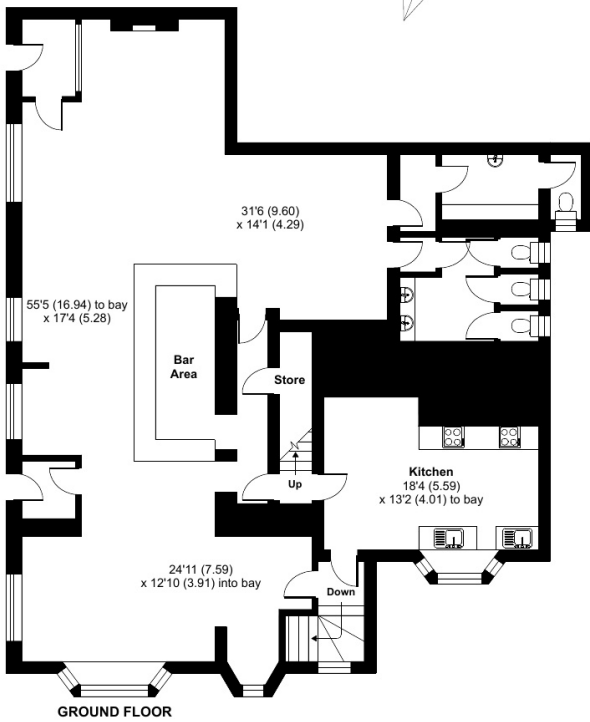
West Sandgate, Scarborough, YO11

Approximate Area = 4201 sq ft / 390.2 sq m

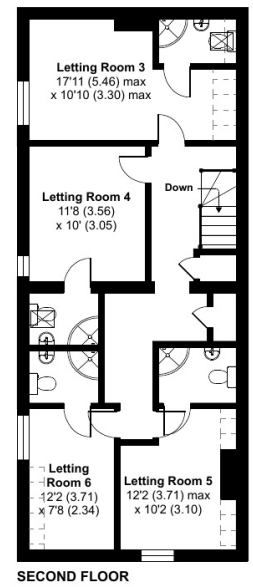
Limited Use Area(s) = 44 sq ft / 4.1 sq m

Total = 4245 sq ft / 394.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Christie Owen & Davies Plc. REF: 1151876



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.



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