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**UNIT 11 Spital Road,
Scarborough, YO12 4NW**

Rent - £12,000 Per Annum

Prominently positioned on the A64 Staxton roundabout leading into Scarborough, this fully equipped café / tea room presents an exceptional opportunity for someone with a passion for hospitality.

Set within the delightful Dickenson-themed Craft Centre, this tea room benefits from a unique and inviting atmosphere that attracts a diverse customer base. The café is well-appointed, providing a warm and welcoming environment to enjoy a delightful selection of refreshments. With its fully equipped kitchen, the space is ready for immediate operation, allowing a keen operator to step in and make their mark.

A new lease is available directly from the landlord, offering a straightforward transition for prospective tenants. An ingoing of £12,000 will be payable for the equipment and fixtures and fittings.

The Cafe / Tea room forms part of the Spital Farm complex that includes a Dickenson themed Craft centre with a range of businesses as well as a busy caravan and camp site.

6.2 x 8.1 (20'4" x 26'6")

A photograph of a rustic interior, likely a cafe or small restaurant. The room features dark wooden beams on the ceiling and walls. Two tables in the foreground are covered with yellow and white checkered tablecloths. One table has a white high chair and a small potted plant. The other table has a small potted plant and a glass. In the background, there is a glass display case, a refrigerator, and a doorway leading to another room. A window on the right is covered with a patterned curtain and white blinds. The floor is covered with a colorful, patterned rug.

There is a walled seating area that can accommodate an additional 24 covers, when the weather allows.

Leasehold with new Landlord & Tenant Act lease offered, with terms to be agreed.

£12,000 + VAT per annum, paid monthly in advance.

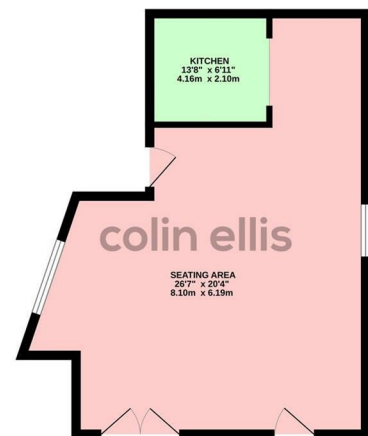
A premium of £10,000 is asked for the equipment and fittings in the cafe, excluding the tables and chairs will remain under the ownership of the landlord and used under licence, no alcohol to be served.



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

Strictly via sole agents Colin Ellis Property
Services on 01723 363565

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TOTAL FLOOR AREA: 450 sq ft (41.8 sq.m.) approx.

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UNIT 11 Spital Road - 18680971
Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.