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your trusted property experts

**Falsgrave Road,
Scarborough, YO12 5EG**

Rent - £8,000 + VAT

Situated on the bustling Falsgrave Road, this recently refurbished café unit presents an excellent opportunity for entrepreneurs and business owners alike. With a modern and inviting interior, the space is ready for immediate occupation or would suit other retail uses, subject to landlord approval.

97 Falsgrave cafe has built up a strong following in a short space of time and is only coming onto the market due to other business commitments, the current owner is reluctantly forced to sell, creating a unique opportunity for you to step into a well-established location. Additionally, if you just want the location and unit then the owners will remove all the fixtures and fittings leaving you with a vacant unit.

THE UNIT

3.9 x 12.7 (12'9" x 41'7")

Double fronted door opening to the main seating area with counter to the side. To the rear there is a handy wash up room / store and a separate WC.

TENURE

Leasehold. Remaining terms of a 5 year lease with a 3 year break clause. Approximately four and a half years remaining.

RENT

£8,000 per annum plus VAT, paid monthly in advance

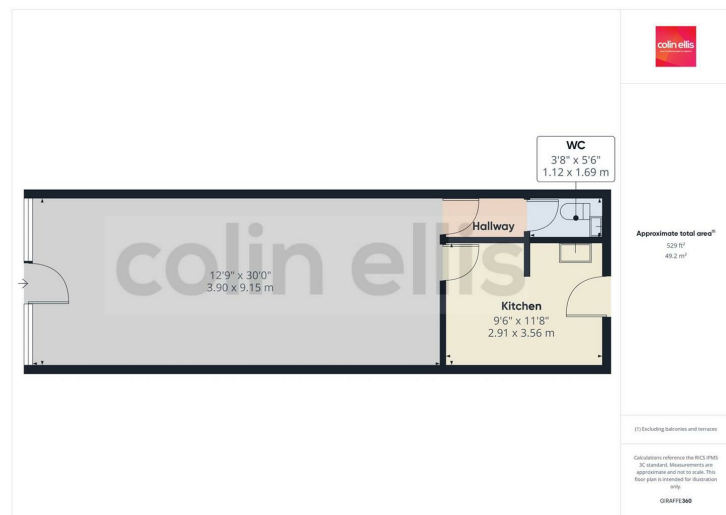
FIXTURES AND FITTINGS

If you would like to buy the fixtures and fittings to run as the cafe then we are seeking offers in the regions of, £15,000 for the equipment on a turn key sale. Alternatively the unit can be assigned for alternative uses. If empty unit is required, tenant will remove fixtures and fittings.

VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565

To view all our commercial listings please visit www.colinellis.co.uk



Falsgrave Road - 18736352

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (91-95)			
B (81-90)			
C (69-80)			
D (55-68)			
E (49-54)			
F (41-48)			
G (35-40)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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