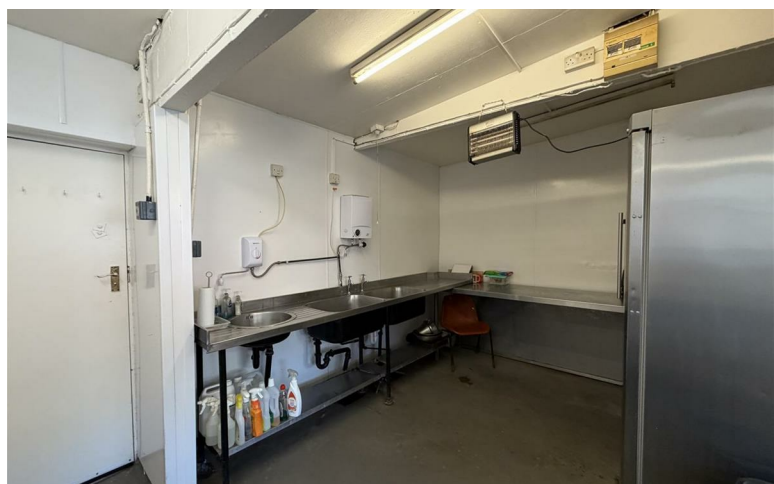




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your trusted property experts

**West Pier,
Scarborough, YO11 1PD**

Business for Sale - £70,000

This exceptional business opportunity is located on the West Pier at Scarborough Sea Front. The property boasts a prime position, attracting both locals and tourists alike, ensuring a steady flow of potential customers. It is a rare find that promises both enjoyment and profitability. Do not miss the opportunity to make your mark in this coastal town.

LOCATION

The unit is prominently situated at the front of Scarborough's west pier and adjacent to the RNLI Lifeboat station and south bay beach. It has an established business trading in sea food.

THE UNIT

4.8 m x 5 m (15'8" m x 16'4" m)

Originally three small kiosks they have been merged into one and include three roller shutters to the front with display coolers running the full width. To the rear there is a preparation area with double bowl stainless steel sink, worktops and fridge.

TENURE

Leasehold with a new term to be agreed from 1st January 2026 at a current rent of £11,500 per annum payable quarterly in advance

THE BUSINESS

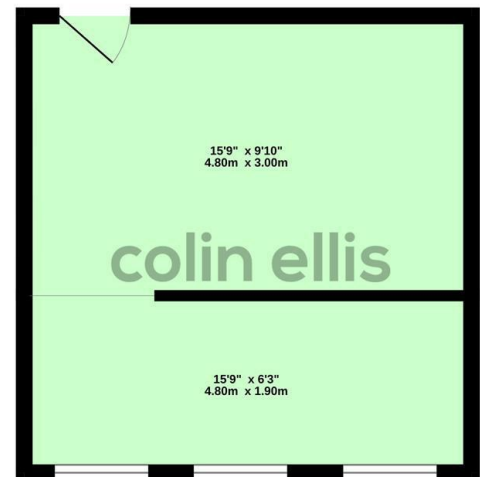
Guide price of £70,000 to include all fixtures and fittings.

VIEWING

Strictly via appointment with sole agents Colin Ellis Property Services on 01723 363565

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

GROUND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 253 sq.ft. (23.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or efficiency at the time of writing.
Made with Rediplex 02/20

West Pier - 18736456

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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

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