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**North Street,
Scarborough, YO11 1DF**

Business For Sale - £49,950

An excellent opportunity to acquire this very well presented and established business in Scarborough town centre. North Street Kitchen is a social cafe and restaurant that has built up a great reputation since its inception in 2021, having previously traded as Boddy's of North Street for a vast number of years. Only coming onto the market due to other business commitments the business is to be sold as a going concern and fully equipped.

The business is situated on North Street in Scarborough town centre, opposite the entrance for TK Maxx and benefits from all year round passing trade.

North Street Kitchen operates from well presented premises with approximately 15 spacious covers on the ground floor and an additional 22 covers on the first floor. The bi fold doors to the front allow for additional outside seating during the summer season.

Trading 5 days a week at present, Monday - Saturday from 10am till 3pm there is potential to extend the operating hours.

Door opening to the ground floor seating area with a counter to the front, seating for 15 covers and a kitchen area to the rear that leads into the kitchen preparation area.

Seating for approximately 22 covers with Ladies WC, Gents WC and a store room to the rear.

Leasehold. There is approximately 2 years unexpired on the existing lease but we have been informed that the landlords would consider offering a new extended term.

Annual rent is £8,400 per annum paid monthly in advance.

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



TOTAL FLOOR AREA: 1191 sq ft (110.7 sq m.) approx.

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			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	