

Colin Ellis

Commercial

FOR SALE



FALSGRAVE ROAD, SCARBOROUGH, YO12 5AX

Mr Crackling specialises in traditional English food and hot roasts and has been established for over 7 years in its current trading location on Falsgrave Road. Is only being sold due to a change of circumstances and would suit alternative Hot food operators (i.e Chinese, Indian and Kebab). Sold as a going concern including fixtures and fittings. Great Trading Location.

LEASEHOLD £11,000

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FALSGRAVE ROAD, SCARBOROUGH

LOCATION

Situated on the busy trading location of Falsgrave Road, towards the centre of the town the business benefits from all year round passing trade.

THE BUSINESS

The business has been established for over 7 years from these premises and offers a range of traditional English hot food from bacon and egg sandwiches to hot roasts and cold drinks.



Opening 6 days a week from 11:00 am till 4pm the business would suit a keen operator and may also suit alternative hot food takeaway uses.

Being sold as a going concern the business will come fully equipped with Stainless Steel worktops, Commercial oven, Glass display fridge, Grill, Fridge and Freezers and other various equipment.

TENURE

Leasehold with a current passing rent of £5,200 per annum exclusive of rates and services.

Approximately 3 years remaining on a standard Landlord and Tenant Act lease.

THE SHOP

13'0" x 16'4" [3.96m x 4.98m]

Entrance door with glass windows to front, counter sales area, WC, Small store room.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 as to their operability or efficiency can be given
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