



5 York Place, Scarborough, YO11 2NP

Offers In The Region Of £210,000

- *GROUND FLOOR COMMERCIAL UNIT*
- *FULLY OUTFITTED KITCHEN AND BAR*
- *LOFT SPACE WITH FOUR ROOMS - COULD BE UTILISED AS FURTHER BEDROOMS OR STORAGE*
- *GRADE II LISTED BUILDING IN THE TOWN CENTRE*
- *ESTABLISHED FOR NEARLY 30 YEARS*
- *SHARED REAR YARD*
- *THREE LARGE CELLAR STORAGE AREAS*
- *MAISONNETTE WITH FOUR BEDROOMS*

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Andrew Cowen Estate Agent proudly present to the market this **COMMERCIAL UNIT** with **ACCOMMODATION ABOVE**, set across **FOUR FLOORS** located in an **EXCELLENT TOWN CENTRE LOCATION**. This unit has the potential to be **SPLIT INTO TWO SEPARATE UNITS** and could be utilized for a **WEALTH OF PURPOSES**. Viewing is **ESSENTIAL** to appreciate the **SPACE, LOCATION** and **VERSATILITY** this unit has to offer.



Council Tax Band: A



Commercial

George Michael's restaurant is a spacious, 70 cover restaurant which has been established for almost 30 years; making it one of the oldest restaurants in Scarborough. Through the entrance, there are several seating areas and a bar area, as well as a serving counter which looks through into the kitchen. The kitchen comes fully equipped with a range of stainless steel, freestanding and integrated appliances as well as preparation stations and cold storage facilities. A disabled toilet is also located within the restaurant for easy access.

Cellar

The cellar provides access into two storage areas for beverages and consumables, as well as a shift managers office for the general day-to-day running of the business, as well as W/C'S for the restaurant.

Maisonette

The maisonette comprises in brief; spacious, bay window lounge/dining area with a separate fitted kitchen offering a range of base and wall units, plus a three piece bathroom suite with overhead shower. To the third floor, the maisonette offers four, good sized bedrooms as well as a further bathroom suite.

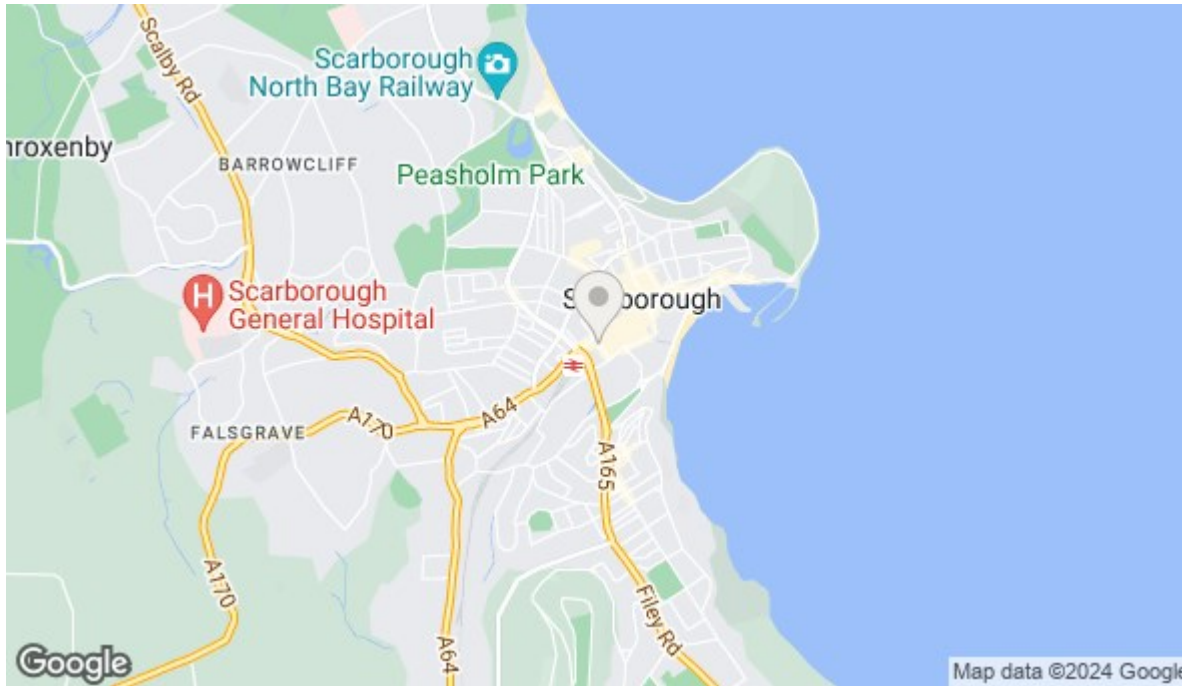
Loft


There is an additional loft room which boasts three storage/study rooms which could be utilized for a number of purposes, as well as a further double bedroom.









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Viewings

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01723 377707



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Book a no obligation valuation today!

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