



## *6 York Place, Scarborough, YO11 2NP*

*Offers In The Region Of £190,000*

- **GROUND FLOOR COMMERCIAL UNIT**
- **MAISONETTE WITH THREE BEDROOMS**
- **GRADE II LISTED BUILDING IN THE TOWN CENTRE**
- **LOFT SPACE WITH THREE ROOMS - COULD BE UTILISED AS FURTHER BEDROOMS OR STORAGE**
- **ESTABLISHED OVER 30 YEARS**
- **SHARED REAR YARD**

## 6 York Place, Scarborough YO11 2NP

**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





### **Cellar**

*The cellar provides access into one, spacious for beverages and consumables, as well as providing access out into the rear shared yard.*

### **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.*

### **Maisonette**

*The maisonette comprises in brief; spacious, open plan, bay window lounge/dining area with archway leading into a fitted kitchen with a range of base and wall units and ample worktop space. there are three, good sized bedrooms, with the master bedroom boasting a bay window, as well as a three piece bathroom suite with overhead shower.*

### **Loft**

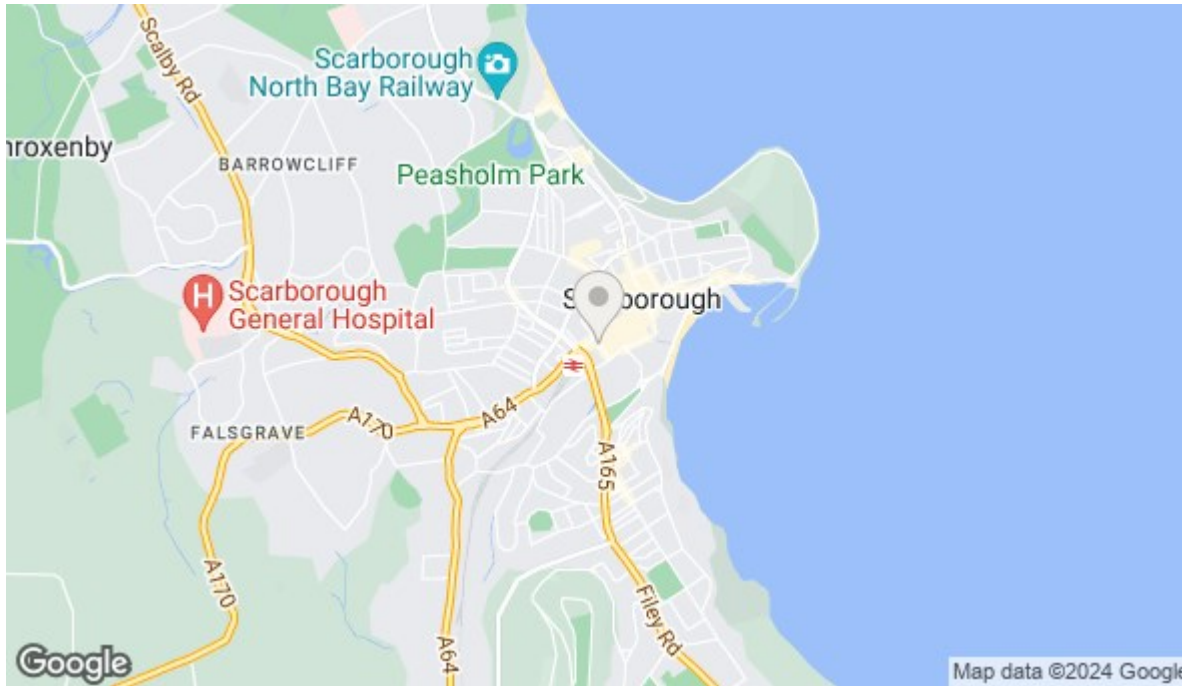
*The loft space offers two additional storage rooms, as well as a further bedroom which can all be utilized for multiple purposes.*












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

**Viewings**

Call the office to make an appointment today!

**01723 377707**



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Book a no obligation valuation today!

**01723 377707**