



***George Michael's Restaurant, 5 & 6 York Place, Scarborough, YO11 2NP***  
***Offers In Excess Of £395,000***

- 70 COVER RESTAURANT
- FULLY OUTFITTED KITCHEN AND BAR
- 1 x 3 BEDROOM & 1 x 4 BEDROOM
- GRADE II LISTED BUILDING IN THE TOWN CENTRE
- ESTABLISHED FOR OVER 30 YEARS
- SEVEN LOFT ROOMS
- THREE LARGE CELLAR STORAGE AREAS
- TWO MAISONNETTES
- REAR YARD

## 5 & 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: Exempt



### **Cellar**

*The cellar gives access to two large storage areas for beer, bottled drinks and consumables. A shift managers office, for the day-to-day running of the business is located just at the bottom of the stairs as well as a storage/supply cupboard at the rear of the room. Both the men's and women's WCs for the restaurant are also found in the cellar.*

### **Restaurant**

*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.*

### **First Maisonette**

*Both of these maisonettes are accessed internally, but subject to planning, could have external access installed. Both are council tax band A.*

*The first of the two maisonettes is accessed from the hallway that leads out into the rear yard of the restaurant. It follows round to an offshoot on the stairs to a shared laundry room which carries on to a WC. Once on the first floor you will come to the open kitchen and spacious reception room. Up the next flight of stairs, and onto the second floor are where all three bedrooms are located as well as the shared bathroom.*

### **Second Maisonette**

*The second maisonette is accessed via a staircase just behind the restaurants bar. Once on the first floor you will come to the first of the four bedrooms, which also has access to a private ensuite including a bath. A large reception room and a separate shared kitchen are also located on this floor. On the way to the second floor is another offshoot on the staircase leading to the shared bathroom for this maisonette; the other three bedrooms are all situated on the second floor, all of which are of a good size.*

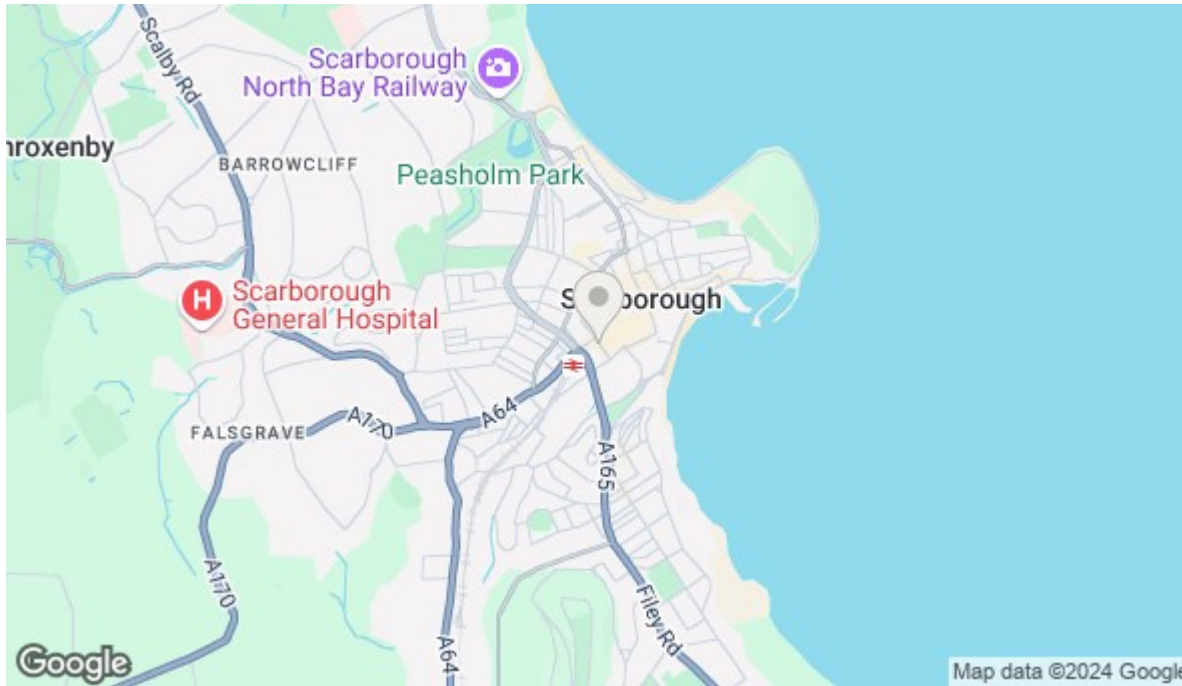
### **Loft**


*The loft area has two separate landings, one which houses three loft rooms and the other, four. Both of these landings are accessed through either maisonette, respectively. These could be utilised as further bedrooms or simply for storage 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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