



## ***Troost Huntriss Row, Scarborough, YO11 2EF***

***Guide Price £50,000***

- MODERN SPECIALITY COFFEE SHOP
- HIGH FOOT FALL
- MODERN INTERIOR
- TOWN CENTRE LOCATION
- INGOING INCLUDES ALL FIXTURES & FITTINGS
- SMALL OUT DOOR SEATING AREA
- GREAT REVIEWS
- RENT £800.00 PCM

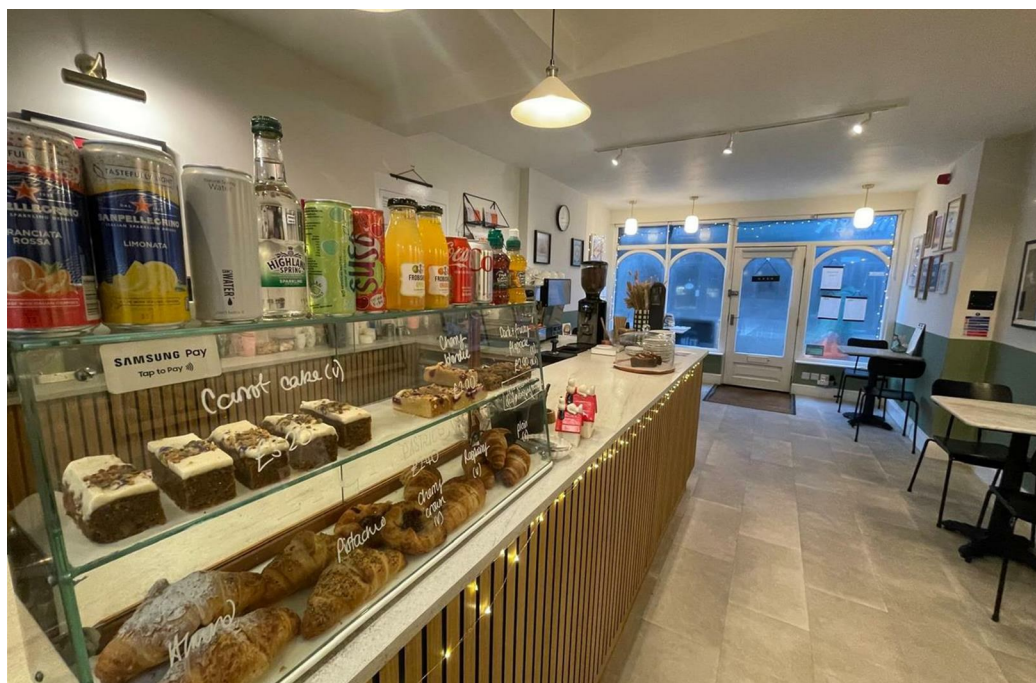


## Troost Huntriss Row, Scarborough YO11 2EF

*Located in the heart of Scarborough on Huntriss Row, this modern speciality coffee shop presents a remarkable opportunity for aspiring entrepreneurs or seasoned business owners alike. Its prime location ensures easy access to the town centre, making it a convenient stop for both locals and visitors. Receives great reviews for food, service, value and atmosphere. All fixtures and fittings included. Rent £800.00 pcm. **THIS COFFEE SHOP IS STILL TRADING AND READY FOR ANY BUYER TO TAKE STRAIGHT OVER.***



Council Tax Band: Exempt



*Just a short stroll away lies the picturesque South Bay beach, which not only enhances the shop's appeal but also guarantees a steady flow of foot traffic throughout the year. The vibrant atmosphere of the area, combined with the shop's excellent reputation, is reflected in its fantastic reviews, highlighting the quality of its offerings and the warm service provided.*

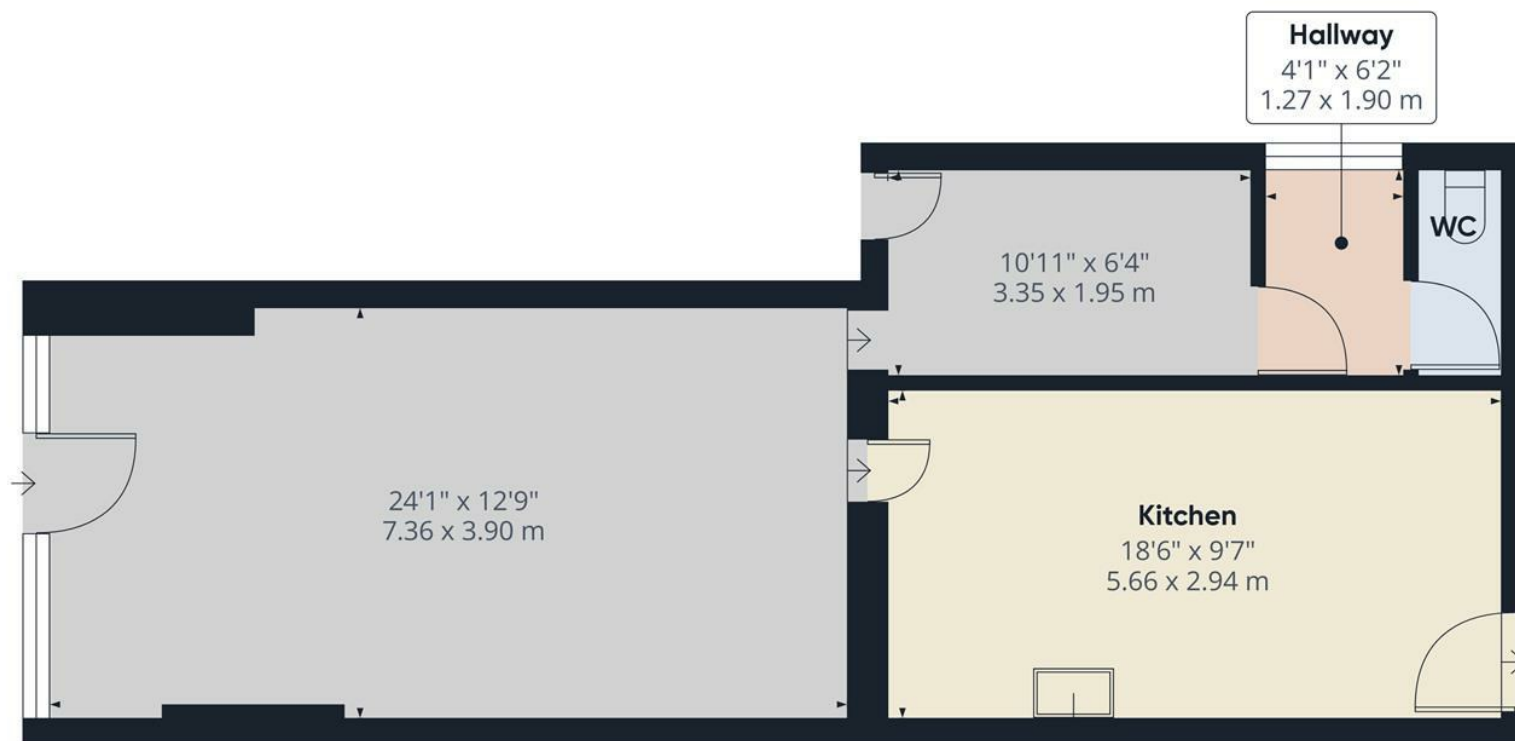
*This property is not merely a shop; it is a chance to become part of a thriving community and to cater to a diverse clientele. Whether you envision a cosy spot for morning coffee or a lively hub for afternoon gatherings, this coffee shop is poised for success. With its modern design and strategic location, it stands ready to welcome new owners who are eager to build upon its already impressive foundation. Do not miss this exceptional opportunity to invest in a business that is well-loved and perfectly positioned in one of Scarborough's most sought-after areas.*

***\*\* Accounts available on request\*\****

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Approximate total area<sup>(1)</sup>

597.83 ft<sup>2</sup>

55.54 m<sup>2</sup>

(1) Excluding balconies and terraces

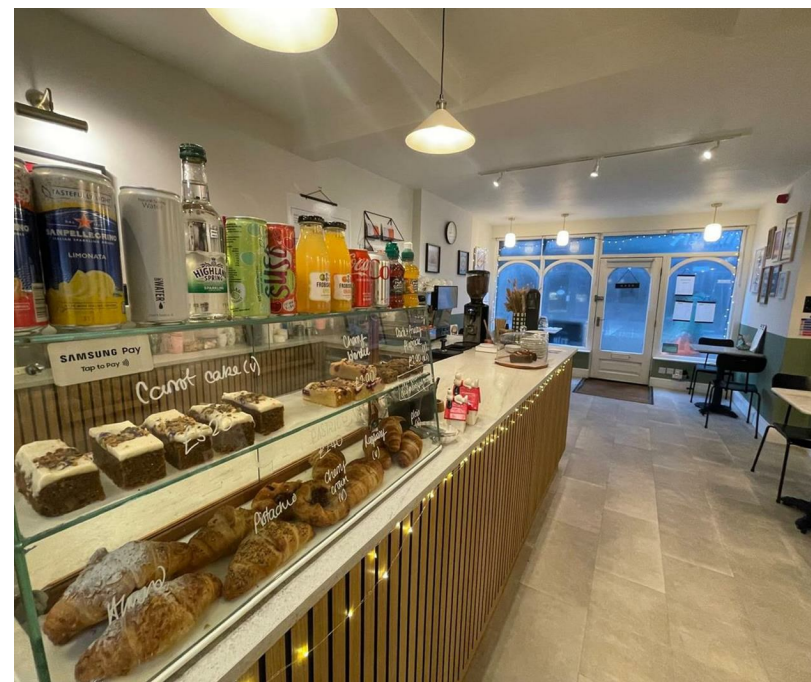
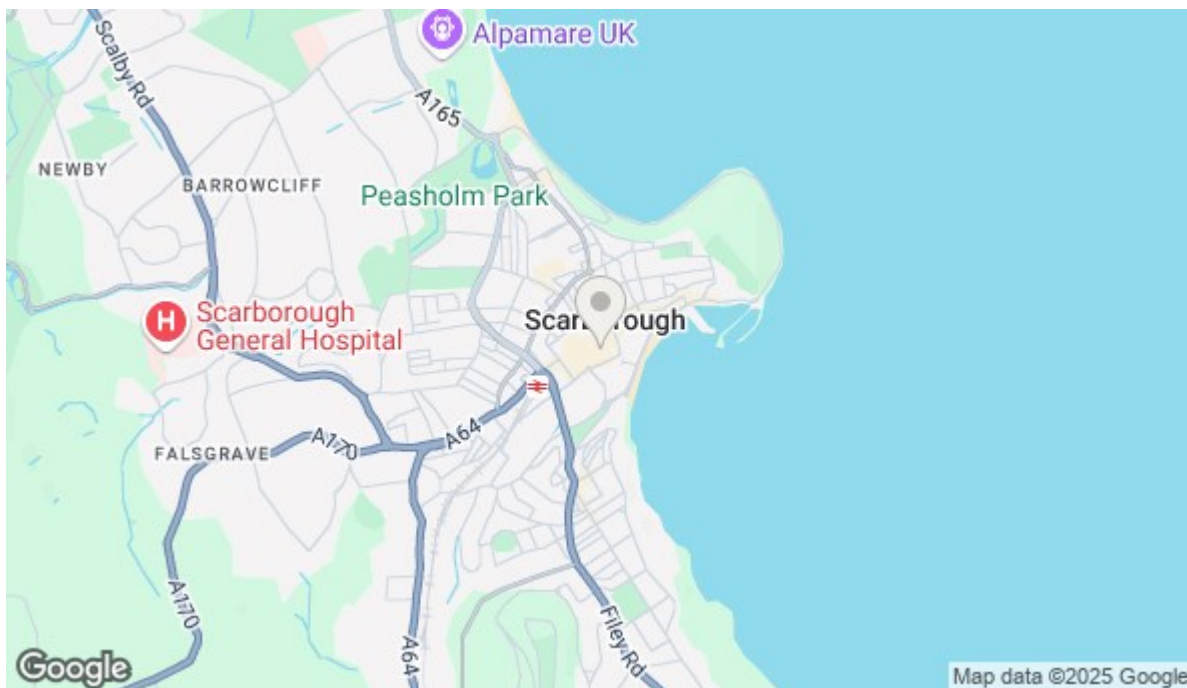
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







## Viewings

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an appointment today!

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