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**UNIT 11 Spital Road,  
Scarborough, YO12 4NW**

**Rent - £12,000 Per Annum**

Prominently positioned on the A64 Staxton roundabout leading into Scarborough, this fully equipped café / tea room presents an exceptional opportunity for someone with a passion for hospitality.

Set within the delightful Dickenson-themed Craft Centre, this tea room benefits from a unique and inviting atmosphere that attracts a diverse customer base. The café is well-appointed, providing a warm and welcoming environment to enjoy a delightful selection of refreshments. With its fully equipped kitchen, the space is ready for immediate operation, allowing a keen operator to step in and make their mark.

A new lease is available directly from the landlord, offering a straightforward transition for prospective tenants. An ingoing of £12,000 will be payable for the equipment and fixtures and fittings.

## SPITAL FARM

The Cafe / Tea room forms part of the Spital Farm complex that includes a Dickenson themed Craft centre with a range of businesses as well as a busy caravan and camp site.

## THE UNIT

6.2 x 8.1 (20'4" x 26'6")

Dual entrance doors from the paved courtyard outside or the Craft centre internally, opening to the main seating area that can accommodate a spacious 32 covers. To the rear there is a serving area leading to the fully equipped kitchen

## OUTSIDE

There is a walled seating area that can accommodate an additional 24 covers, when the weather allows.

## TENURE

Leasehold with new Landlord & Tenant Act lease offered, with terms to be agreed.

## RENT

£12,000 + VAT per annum, paid monthly in advance.

## NOTES

A premium of £10,000 is asked for the equipment and fittings in the cafe, excluding the tables and chairs will remain under the ownership of the landlord and used under licence, no alcohol to be served.

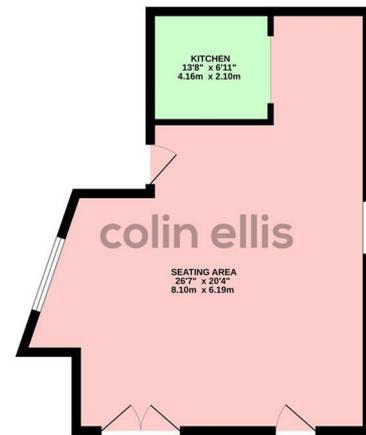
## VIEWINGS

Strictly via sole agents Colin Ellis Property Services on 01723 363565

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GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq.ft. (41.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the foregoing information, measurements, floor plans, photos and any other data are approximate and are intended to provide a general impression only. The actual dimensions and specifications should be taken from the actual property and not from this advertisement. Make use of the property as you see it.

UNIT 11 Spital Road - 18680971

Length of Tenancy - Please contact office for further information

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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