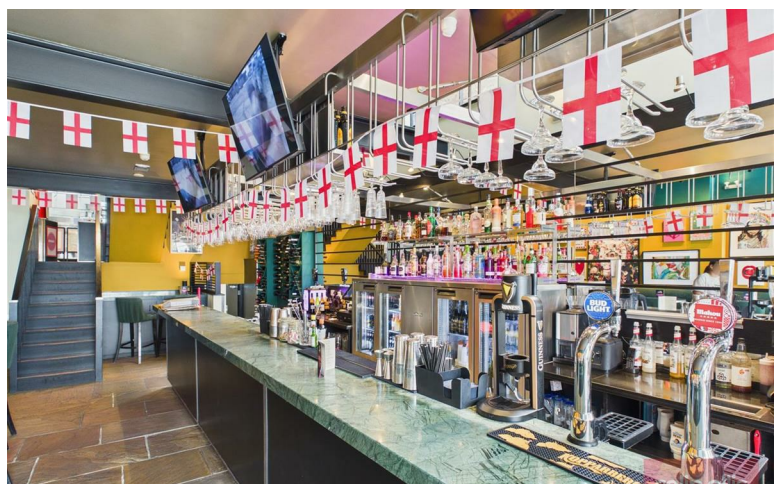




colin ellis
your trusted property experts

**Sandside,
Scarborough, YO11 1PE**

Rent - £45,000

An outstanding opportunity to acquire a recently refurbished and fully equipped leasehold bar in the heart of Scarborough's popular Sandside area. Situated in a prominent position close to the harbour and benefiting from excellent footfall from both locals and visitors throughout the year, INC Bar offers a stylish and modern venue ready for immediate trading.

The premises have been refurbished to a high standard, creating a contemporary and welcoming atmosphere. The sale includes all fixtures, fittings and equipment, allowing a new owner to take over with minimal additional investment. The business is fully equipped and presented in excellent condition throughout.

INC Bar was recently established but has already become an attractive destination within the local hospitality scene and offers significant potential for continued growth under new ownership. The property would suit an owner-operator or experienced hospitality business looking to expand their portfolio.

The business is being offered for sale only due to the current owner's other business commitments, presenting a genuine opportunity for an enthusiastic purchaser to build on the strong foundations already in place.

The bar has been well received in the community and already building a reputation as a go-to bar destination since its inception this year.. Boasting a prime sea front location, it benefits from stunning views and a vibrant atmosphere that attracts both locals and tourists alike.

With its enviable location, excellent presentation, this bar presents a remarkable opportunity for those wanting to build on the foundations created.

BAR & DINING AREA

5.46 x 13.92 (17'10" x 45'8")

STORE

1.66 x 3.18 (5'5" x 10'5")

STORE

1.54 x 3.30 (5'0" x 10'9")

KITCHEN

3.38 x 2.44 (11'1" x 8'0")

DINING AREA

3.51 x 9.78 (11'6" x 32'1")

TENURE

Leasehold with the remaining terms of a Landlord & Tenant Act lease until 16th February 2032

RENT

Currently Rent is £35,000 per annum



Handside - 18732817
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.