



## Northway, Scarborough

- Business Opportunity
- Sold As Seen
- Commercial Unit
- One Bedroom Flat
- Accounts Available Upon Request

**Offers In Excess Of £25,000**





# Northway, Scarborough

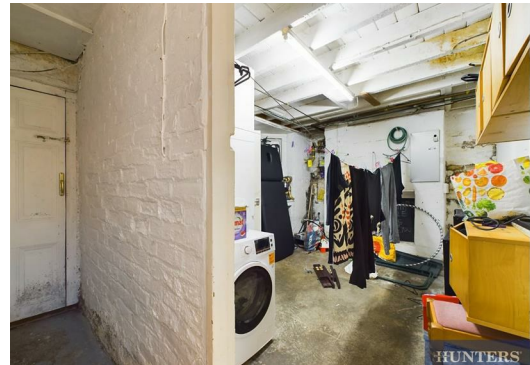
## DESCRIPTION

Hunters are please to bring to the market this LEASE FOR A WELL ESTABLISHED AWARD WINNING fish and chip shop offering a ONE BEDROOM SELF CONTAINED APARTMENT ideal for owner residence or the ideal sublet to make a further profit. This POPULAR BUSINESS is located close to Scarborough Town Centre and set out over four floors briefly comprising of: downstairs storage and utility room with separate WC, a large retail unit with kitchen and storage space. To the upper floors you are welcomed by a self contained flat with a open plan living room/kitchen, bathroom and double bedroom. We have been informed that the current landlord is willing to extend the lease to 25 years.

The business is currently run on limited hours six days a week with a healthy turnover as it currently is with room to grow the business further by adding extra lunch time opening hours or extending current opening hours.

This well located unit is situated centrally to the town presenting it with a wealth of other local amenities and attractions including Scarborough's South bay and the beach, the Spa complex and a wide range and choice of eating and drinking establishments making this the perfect spot for locals or tourists looking to enjoy some of Scarborough's award winning fish and chips.

With accounts available upon request call the office today on 01723 336 760!











Floor -1



Ground Floor



Floor 1



Floor 2



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

1356.68 ft<sup>2</sup>  
126.04 m<sup>2</sup>

Reduced headroom

51.59 ft<sup>2</sup>  
4.79 m<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

GIRAFFE 360

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Scarborough Office on 01723 336760 if you wish to arrange a viewing appointment for this property or require further information.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email:

scarborough@hunters.com <https://www.hunters.com>



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE