



CPH ESTATE AGENTS &
CHARTERED SURVEYORS
For over 30 years

8-12 Union Street, Filey
In Excess of £500,000



8-12, Union Street

Filey

FOR SALE | Former Cinema premises located in centre of the popular seaside town of Filey, North Yorkshire. The premises are currently arranged as very successful Public House with extensive warehouse accommodation.

CPH Commercial are delighted to bring the freehold interest of this mixed use and versatile premises to the market. We understand the property was purpose built around the 1900's as a cinema and has recently very successfully traded as a public house (The Buccaneer) with a renowned restaurant attached (The Smugglers Cove) which specialises on Sunday Carveries and steak nights. The pub and restaurant are accessed via an inviting entrance foyer with covered canopy from Union Street, with stairs leading up to the first floor accommodation. The inviting main bar benefits from a timber bar servery with a mix of upholstered fixed perimeter seating and timber tables and chairs providing 62 covers together with both male and female toilet facilities. Timber doors lead into the themed Smuggler's Cove restaurant which again benefits from a further timber bar, 56 covers, the cavery counter and toilet facilities included disabled. Double timber doors finally lead into the commercial kitchen which is well equipped with items such as a 'Rational' self cooking centre, 'Masterchef' six ring gas burner, full extraction system 'Lincaat' fryers and griddle, a number of fridges and freezers together with stainless steel benches and sinks.

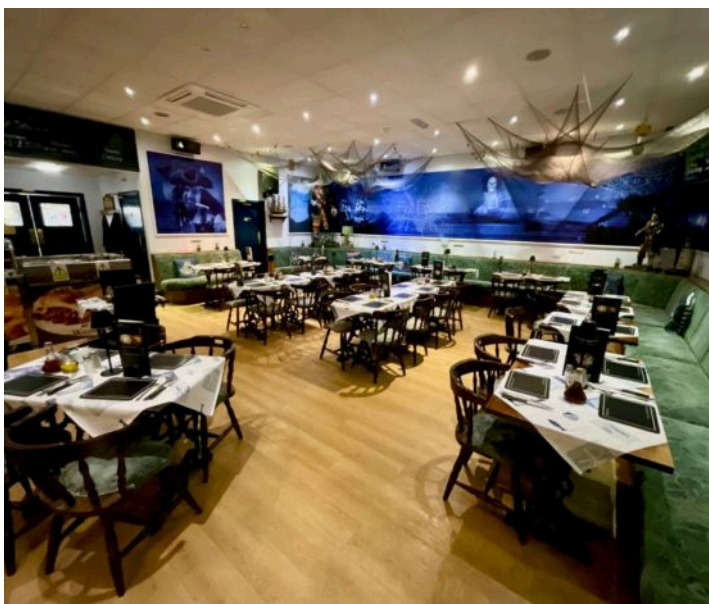




The bar and restaurant benefit from a number of inset air conditioning / heating units within the suspended ceiling and also has an external metal stair providing a fire escape from this level.

The ground floor accommodation is occupied by the owner's very successful and well regarded fruit and veg whole business. This space can be accessed via the main entrance foyer, or via two sets of double entrance doors set within the northern elevation. The accommodation is largely open plan in nature with various cold stores, office accommodation and toilet facilities being noted. Stairs from the entrance foyer lead down to the basement which provides the cellar for the pub together with generous storage.

We have been instructed to seek offers for the freehold interest in the building with a new buyer having the opportunity to continuing trading the profitable bar and restaurant business, which regularly attracts over 250 covers each Sunday for it's cavery. Trading figures are consistant and will be provided to seriously interested parties. The fruit and veg business could remain in occupation if desired by the incoming buyer and sign a commercial lease on terms to be negotiated. They would be willing to relocate should a buyer have other uses for this part of the building.



This is a rare and unique opportunity to acquire the freehold interest in the grand building in Filey town centre which could be utilised for a number of different uses - subject to gaining any required planning permissions.

Business Rates: Warehouse Rateable Value - £9,500 Pub & Restaurant Rateable Value - £15,750

Energy Performance Certificate (EPC):

Please call CPH today to register your interest and arrange a viewing 01723 352235 [or sales@cphproperty.co.uk](https://www.facebook.com/cphproperty).









Interested?

Contact our friendly team today
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With you every step of the way



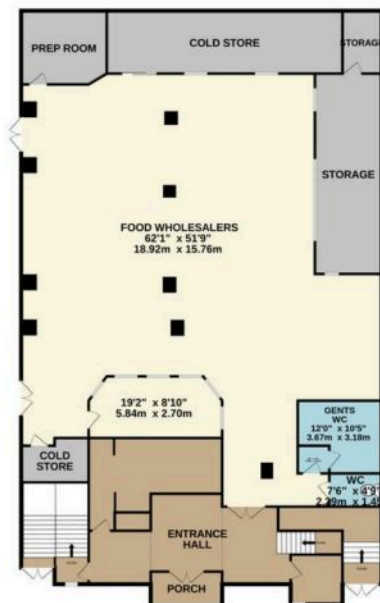
TOTAL FLOOR AREA : 9628 sq.ft. (894.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BASEMENT
1018 sq.ft. (94.5 sq.m.) approx.



GROUND FLOOR
4250 sq.ft. (394.8 sq.m.) approx.



1ST FLOOR
4360 sq.ft. (405.0 sq.m.) approx.



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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132