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**East Pier / Sandside,
Scarborough, YO11 1PG**

Guide Price - £600,000

Coming onto the market a unique opportunity to purchase a prime seafront business, located on the East Pier in Scarborough.

The business comprises of 5 brick built kiosks and is prominently referred to as the Teapot. The Tea Pot and East Pier has operated as a popular cafe / food / gift stall for a number of years and has been within the same family hands for over 50 years. It benefits from all year round trade.

It is only coming onto the market due to retirement and is a rare opportunity for a keen operator.

LOCATION

The Tea Pot is prominently positioned at the foot of the East Pier Gatehouse on Scarborough's iconic sea front. Set next to the popular Luna Park Fun Fair and at the beginning of the Marine Drive. The business benefits from all year round trade that peaks in the summer season.

THE BUSINESS

Set with 5 brick built kiosks the business can be scaled up and down depending on the season. serving a range of hot and cold food, teas and coffees to sweets and ice cream. One of the kiosks is set out to sell gifts and novelty goods but could be used for a variety of businesses.

The business also benefits from an alcohol license.

There is seating for approximately 80 covers with an additional seating area above the pier that can accommodate a further 40 covers.

Planning has been approved to lift the roof and extend the space into a first floor restaurant/bar and seating area which will provide approximately 75 additional covers. REF - SCAZF25/01322/FL

We are inviting offers for the business based on a guide price of £600,000 for the business goodwill and Fixtures and Fittings. Stock will be at valuation.

TENURE

Leasehold - we have been informed that there is a current 15 year rolling lease due for renewal in June 2027 with the potential for a new 25 year lease from North Yorkshire Council, with terms to be agreed.

RENT

The current passing rent is £9672 per annum per unit and paid quarterly / monthly in advance

VIEWING

Strictly by appointment via sole agents Colin Ellis Property Services on 01723 363565

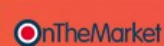
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East Pier / Sandside - 18812615

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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