



**Filey Road, Scarborough**  
YO11 2SD

**£325,000**

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

# Filey Road, Scarborough

## DESCRIPTION

Located on the vibrant Filey Road in Scarborough, this charming restaurant presents a rare opportunity to invest in a thriving culinary venture. With high footfall, excellent visibility, and an impressive annual turnover, it is ideally situated to attract both locals and tourists alike.

The interior is stylish and functional, creating a warm and welcoming atmosphere for diners. With generous seating capacity, the space is suitable for everything from intimate meals to larger celebrations. The thoughtfully designed layout ensures smooth service, enhancing the overall dining experience.

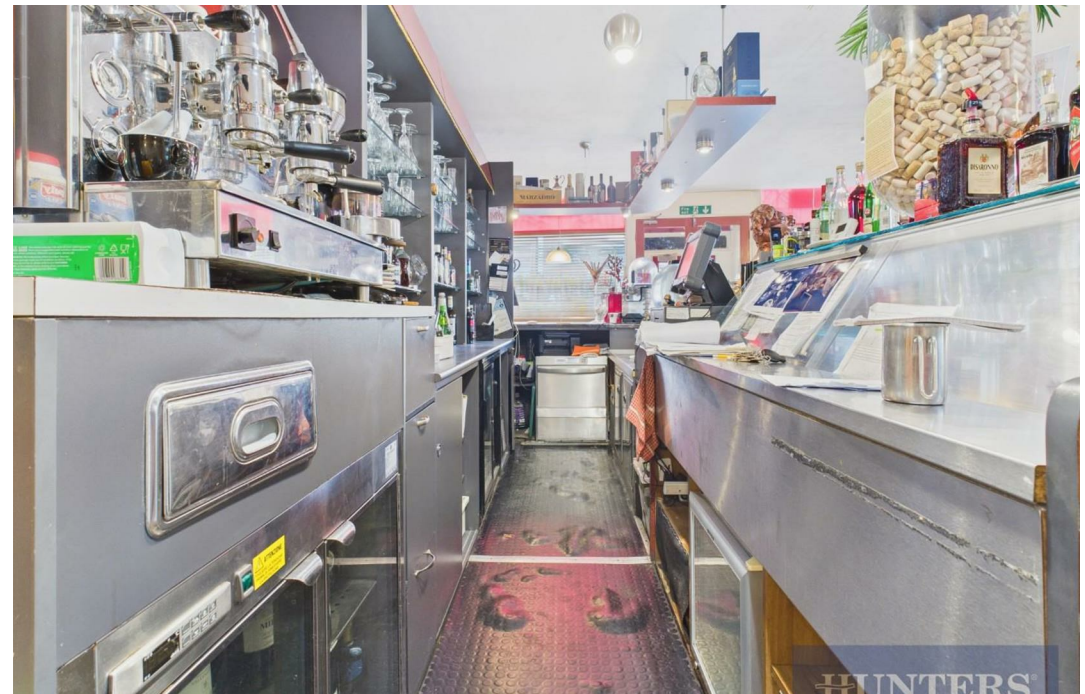
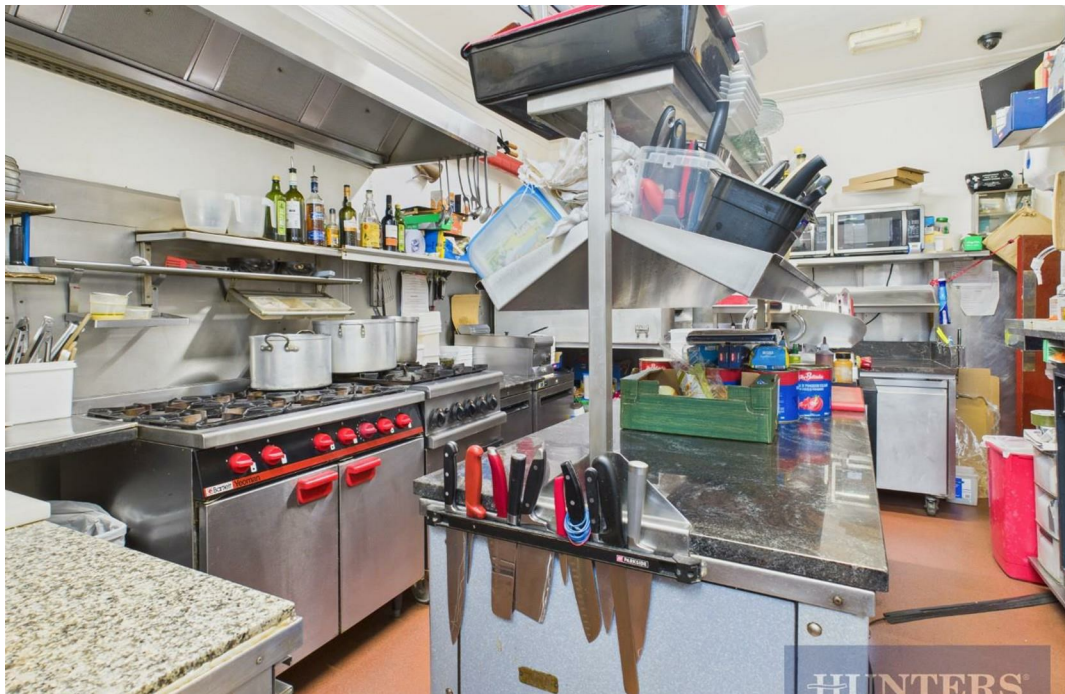
The property includes a fully operational kitchen with ample storage and preparation areas, allowing for efficient food service. An outdoor area offers potential for al fresco dining, particularly appealing during the warmer months.

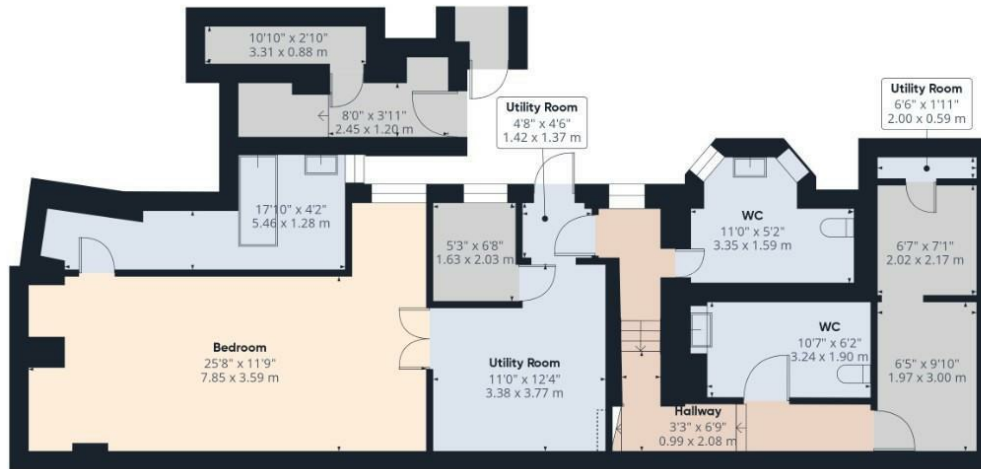
The lower ground floor adds significant value, offering extensive storage space, an office, customer toilets, a dedicated wine store, and potential for future expansion or development, providing flexibility for a growing business.

Scarborough is renowned for its stunning coastline and rich history, drawing visitors throughout the year. This restaurant is perfectly positioned to capitalise on the area's popularity, making it an exciting opportunity for aspiring restaurateurs or seasoned operators looking to expand their portfolio.

In summary, this Filey Road restaurant is a fantastic chance to own a vibrant piece of Scarborough's dining scene. With its prime location, impressive annual turnover, inviting ambiance, and fully equipped facilities, it is ready for a new owner to create a successful culinary destination.







Ground Floor



Floor 1



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

1971 ft<sup>2</sup>  
183.1 m<sup>2</sup>

**Reduced headroom**

1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

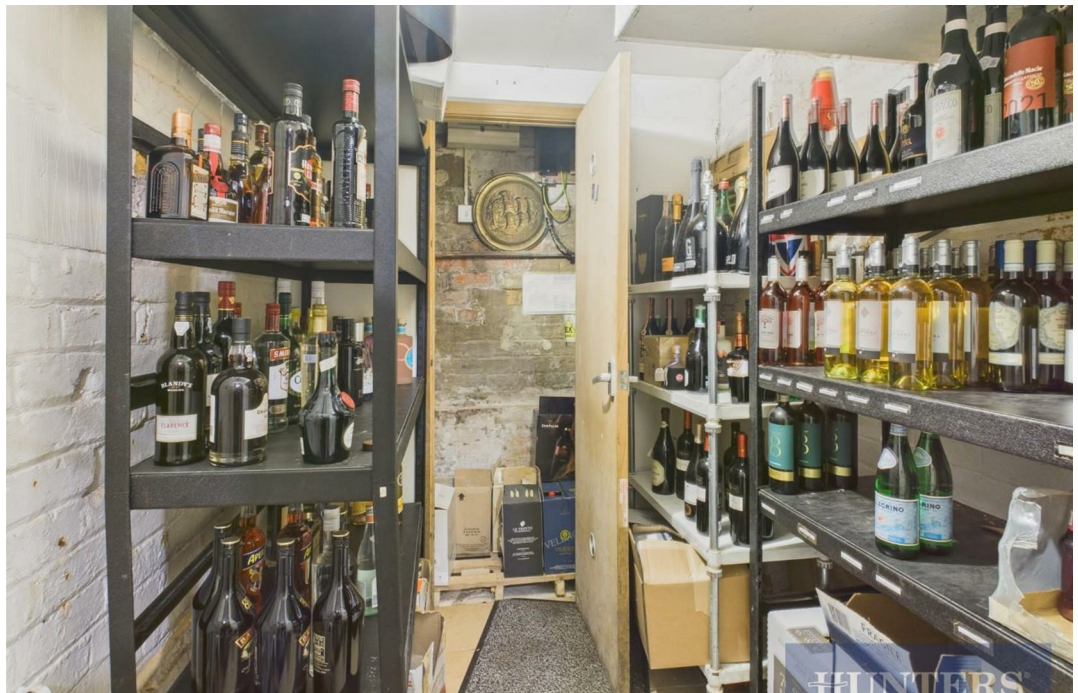
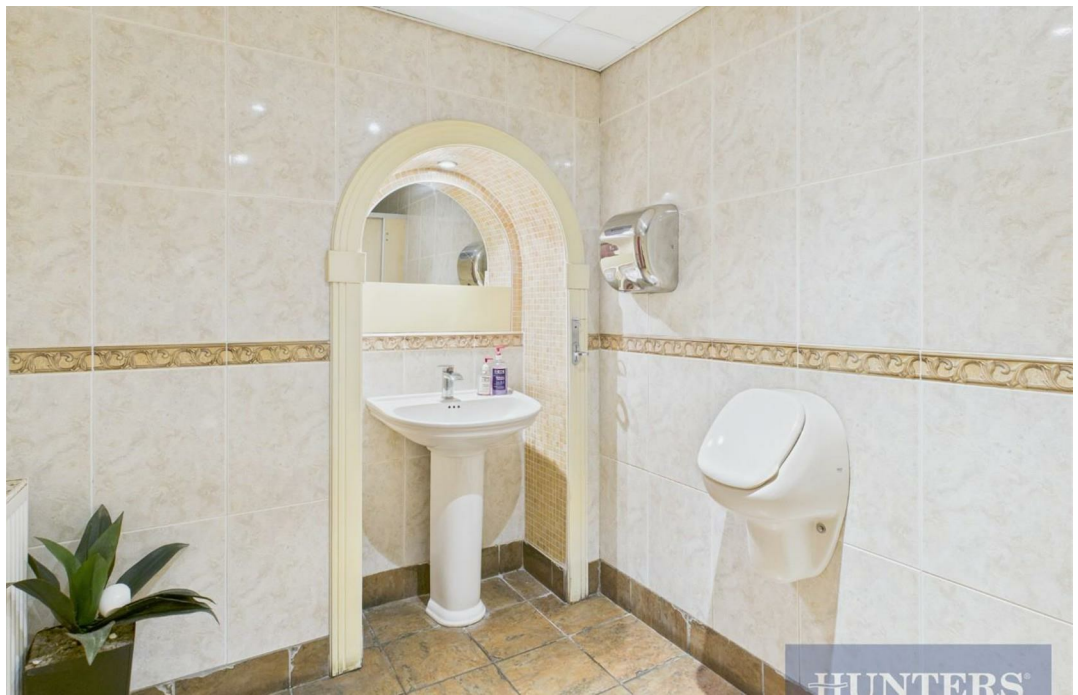
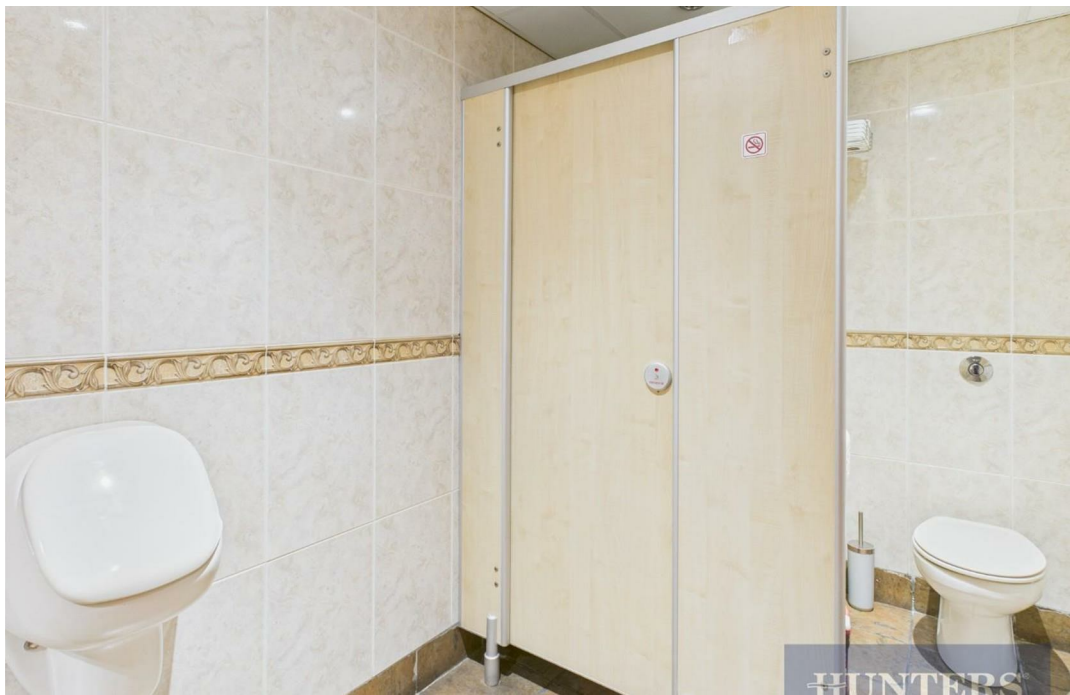
(1) Excluding balconies and terraces

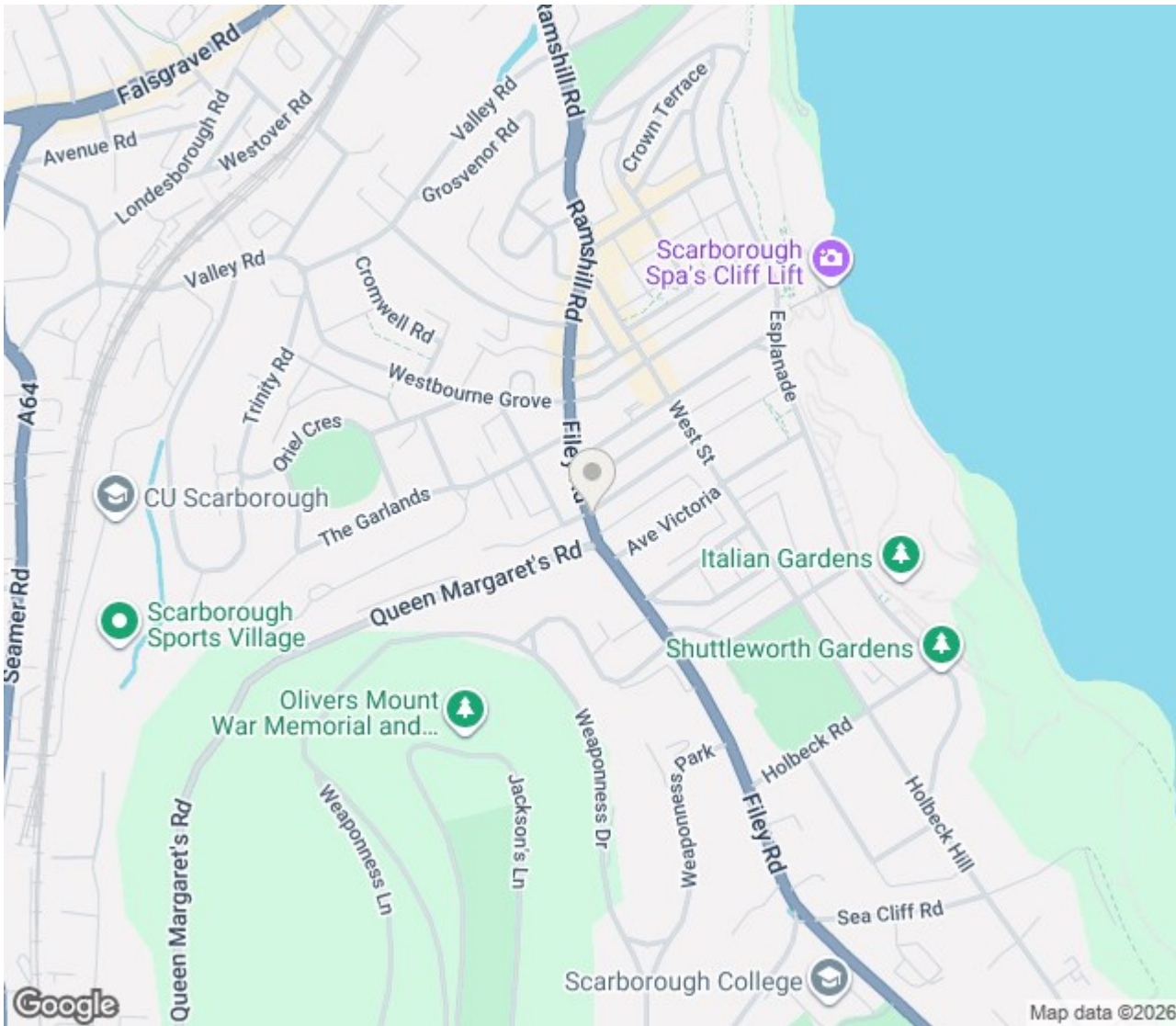
**Reduced headroom**

Below 5 ft/1.5 m


Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## ENERGY PERFORMANCE CERTIFICATE

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

### 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.

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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.