



North Marine Road, Scarborough

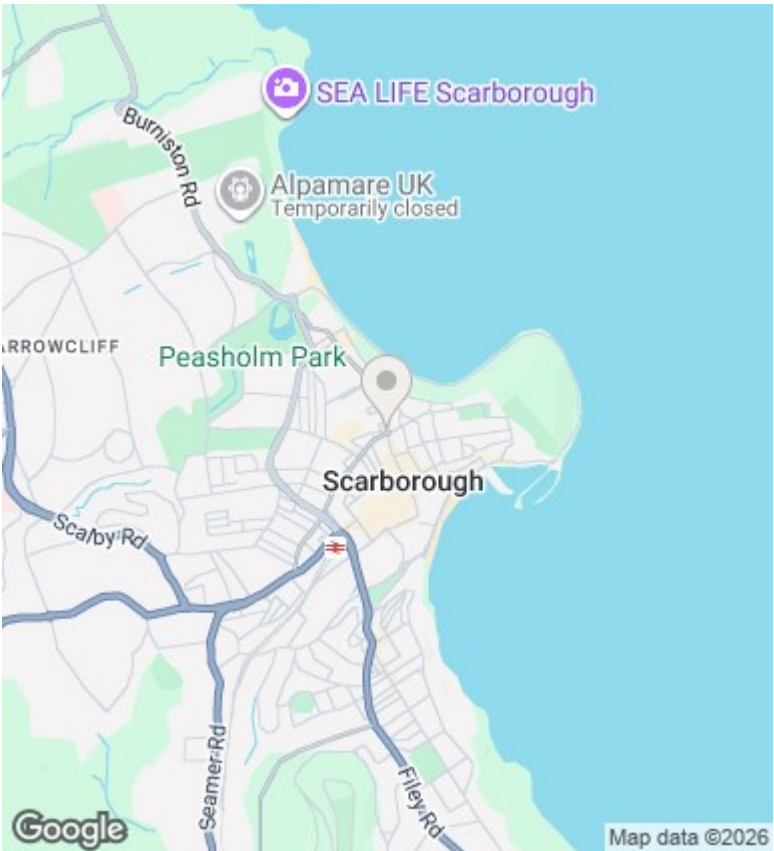
£325 PCM

- COMMERCIAL PREMISES
- AVAILABLE JANUARY
- FURNITURE UP FOR NEGOTIATION
- TRADING AS A CAFE
- PREVIOUSLY AN ESTABLISHED TAKEAWAY
- GREAT LOCATION

Andrew Cowen Estate Agents are happy to offer this unique business opportunity. This COMMERCIAL SPACE which has been trading for some years as a CAFE/RESTAURANT and previous to that as an established TAKEAWAY BUSINESS.

The property is accessed via double doors from North Marine Road, a street which contains a variety of trade from eateries, to local shops, guest houses/hotels, pubs and is therefore conveniently located for 'passers-by'.

We feel that the property would be well suited as a takeaway premises or a small café. Call Andrew Cowen Estate Agents today to book your viewing as if not, you may miss out!



Viewings

Viewings by arrangement only. Call 01723 377707 to make an appointment.

Council Tax Band

Exempt

EPC Rating:

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |