



## North Marine Road, Scarborough

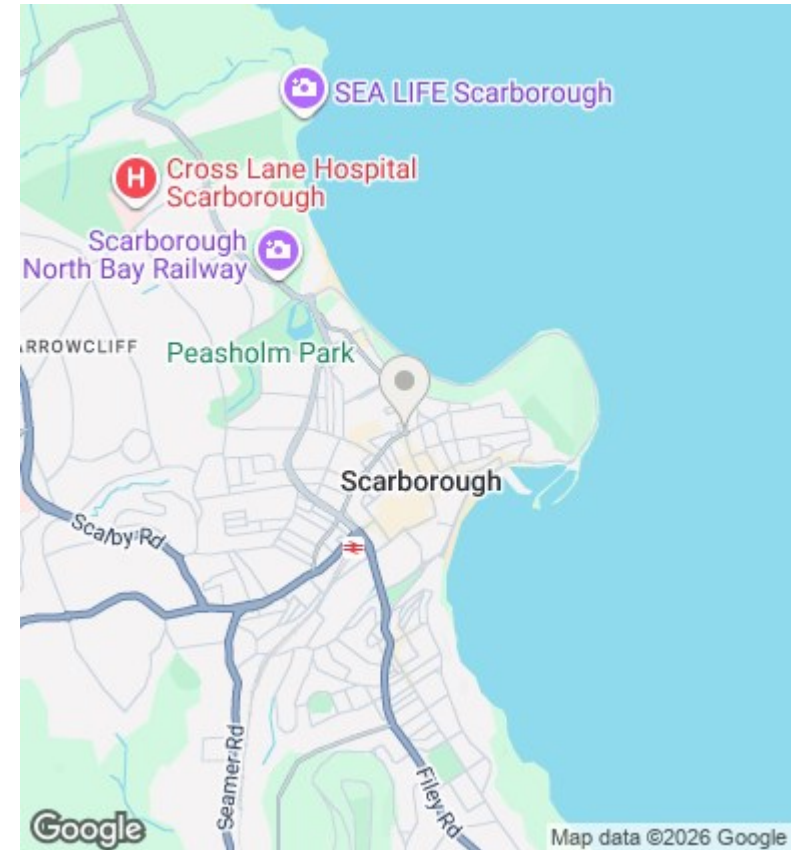
£325 PCM

- 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
<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 2002/91/EC	