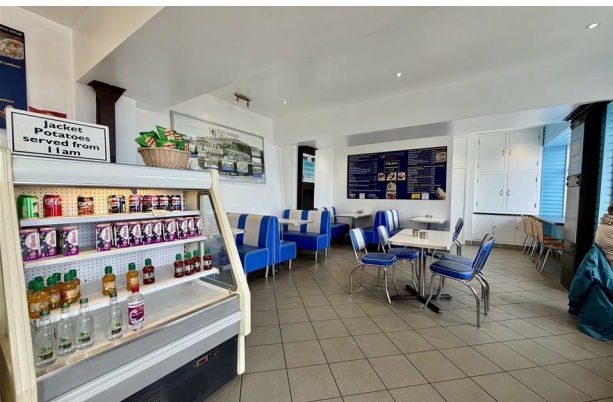




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Battery Parade, Whitby, YO21 3PY

Guide Price £60,000

Battery Parade Cafe offers an excellent opportunity for an owner-operator or experienced café business to acquire a well-positioned trading premises in one of North Yorkshire's most popular tourist destinations.

The sale includes the goodwill of the business together with the existing fixtures and fittings. This is based on a new lease direct from the Landlord with terms to be agreed.

THE PREMISES

The premises occupy a prominent position on Battery Parade, Whitby, within easy reach of the town centre and the seafront.

The accommodation is arranged to provide café and customer areas with approximately 26 covers internally together with ancillary kitchen, preparation, storage and staff facilities. Externally the café is licensed for 16 benches which can provide 64 covers.

The premises benefit from their established café use and provide a versatile opportunity for continued café trading or, subject to any necessary consents, an alternative food and beverage concept.

LOCATION

Whitby is an internationally recognised North Yorkshire coastal resort attracting substantial numbers of visitors throughout the year.

The town combines a strong resident population with a significant tourism economy, benefiting from its beaches, harbour, historic old town, Whitby Abbey and extensive range of independent shops, restaurants, cafés and visitor attractions.

Battery Parade occupies a particularly attractive location for a food and beverage business seeking to benefit from the town's established visitor footfall.



THE BUSINESS

The business is currently operating from Easter till October only to suit the current owners and could be extended to include weekends during the out of season months.

When operating the business trades from 9 am till 4 pm, 7 days a week.

TENURE

The business is offered for sale by way of a new Landlord & Tenant Act lease, subject to contract and satisfactory references.

Term: To be agreed

Rent: £22,000 per annum exclusive

Business Premium: £60,000 for goodwill, fixtures and fittings

VIEWING

Strictly by prior appointment through the sole agents, Colin Ellis Property Services on 01723 363565

Interested parties are advised to make their own enquiries and satisfy themselves as to the suitability of the premises, lease terms, trading potential and any necessary planning or licensing requirements.

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GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



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TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the information provided and should not rely on any statement made by the agent. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Blueprints 3.0.0.0

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

Battery Parade - 18843350

Council Tax Band - Exempt

Tenure - Leasehold

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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