



# colin ellis

your trusted property experts

**St Thomas Street,  
Scarborough, YO11 1DU**

**Rent - £650 Per Month**

This long standing licensed sports bar is available immediately and may suit other club type uses. Situated on the first floor of a prominent building in Scarborough town centre. The premises are available on a new lease direct from the landlord.

## GROUND FLOOR

Double opening doors opening to stairs leading to the first floor

## CELLAR / STORE ROOM

5.2 x 3.4 (17'0" x 11'1")

Currently used as a cellar with the ability to reinstall boards.

## BOILER ROOM

Gas boiler

## FIRST FLOOR

### BAR

14.9 x 4.3 (48'10" x 14'1")

Bar to the top of the stairs with seating to the side.



### ADDITIONAL SEATING AREA

6.5 x 3.9 (21'3" x 12'9")

### GENTS WC

3.4 x 2.8 (11'1" x 9'2")

Urinal, wash basin, cubicle.

FIRST FLOOR

### LADIES WC

3.6 x 3.1 (11'9" x 10'2")

Three cubicles, wash basins.

### TENURE

New Landlord & Tenant Act lease available with terms to be agreed.

### RENT

Commencing rent of, £7,800 per annum.

### VIEWINGS

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

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### OPENING HOURS AND LICENSING DETAILS

#### OPENING HOURS

Monday to Friday - 11.00 - 00.30

Saturday - 11.00 - 01.30

Sunday - 12.00 - 00.30

Licensable Activities authorised by this licence

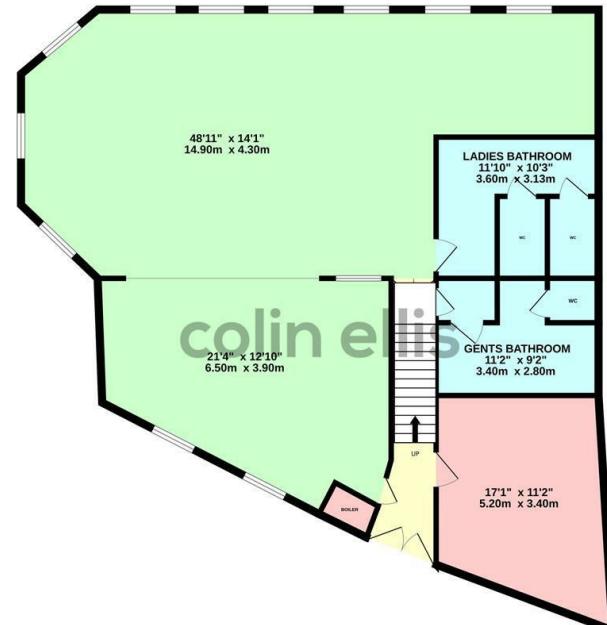
Retail sale of alcohol

Provision of Regulated entertainment

1 - indoor sporting events

2 - live music

3 - recorded music



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan has not been tested and no guarantee can be given as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Planned
Very energy efficient - lower running costs		
(92 plus) A		
(81-90) 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		

St Thomas Street - 18654080

Council Tax Band -

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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