

LEASEHOLD



Restaurant & Take Away

**20 SANDSIDE,
SCARBOROUGH,
NORTH
YORKSHIRE, YO11
1PE**

Guide Price

£45,000

FEATURES

- PRIME SEA FRONT LOCATION
- DUAL APPEAL - RESTAURANT & BAR
- TURNKEY OPPORTUNITY
- MODERN, STYLISH INTERIOR
- STRONG SEASONAL PERFORMANCE
- REPEAT BUSINESS & POSITIVE REPUTATION



colin ellis
your trusted property experts

0 Bedroom Restaurant & Take Away located in Scarborough

An outstanding opportunity to acquire a recently refurbished and fully equipped leasehold bar in the heart of Scarborough's popular Sandside area. Situated in a prominent position close to the harbour and benefiting from excellent footfall from both locals and visitors throughout the year, INC Bar offers a stylish and modern venue ready for immediate trading.

The premises have been refurbished to a high standard, creating a contemporary and welcoming atmosphere. The sale includes all fixtures, fittings and equipment, allowing a new owner to take over with minimal additional investment. The business is fully equipped and presented in excellent condition throughout.

INC Bar was recently established but has already become an attractive destination within the local hospitality scene and offers significant potential for continued growth under new ownership. The property would suit an owner-operator or experienced hospitality business looking to expand their portfolio.

The business is being offered for sale only due to the current owner's other business commitments, presenting a genuine opportunity for an enthusiastic purchaser to build on the strong foundations already in place.

Call us on
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Council Tax Band
Exempt



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

