



Nestled in the charming coastal town of Filey, this delightful restaurant on Hope Street presents a unique opportunity for aspiring restaurateurs or seasoned business owners. The property boasts a prime location, benefiting from high foot traffic and visibility, making it an ideal spot for attracting both locals and tourists alike.

LOCATION

The business occupies a good trading position on Hope Street, one of Filey's primary commercial thoroughfares and is located just a short stroll from the award-winning Filey Beach, Coble Landing, and local transport links (Filey Railway Station). It is directly situated within a vibrant commercial hub surrounded by complimentary independent retail shops, bars, and visitor holiday accommodation.

THE PREMISES

The premises are well presented throughout, maintaining an exceptionally high standard of cleanliness, functional layout, and a charming, nostalgic dining atmosphere. The main dining area is bright, welcoming, and offers open-plan seating for approximately 22 covers. Service Counter: A fully fitted wooden service and payment counter equipped with an electronic till, card payment terminals and under-counter storage. The Commercial Kitchen is comprehensively equipped back-of-house commercial kitchen featuring stainless steel prep stations, extraction system, commercial ovens, griddle plate, fryers, refrigeration & freezer units, and dedicated wash areas. Fully compliant with modern environmental health standards.

Customer Facilities: Clean, well-maintained, and accessible customer WC facilities.

Storage: Ancillary dry goods storage and secondary refrigeration and freezer spaces.

THE BUSINESS

Currently only operating 5 days a week (9:30am to 3:00pm) all year round to suit the current owners, there is excellent potential to extend the operating hours to increase turnover.

TENURE

Leasehold

Remaining terms of a Landlord & Tenant Act lease that expires in November 2028 and is inside the act so you would have the ability to renew

RENT

Set at £6,000 per annum until the expiry.

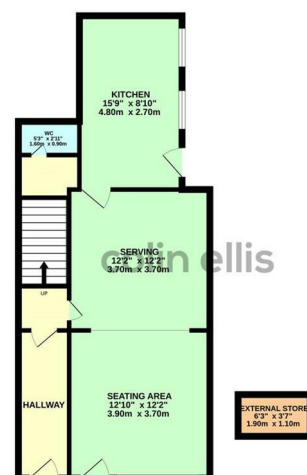
VIEWING

Strictly via sole agents Colin Ellis Property Services on 01723 363565.

To view all our current commercial listings please visit www.colinellis.co.uk



GROUND FLOOR
598 sq. ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA: 598 sq. ft. (55.6 sq.m.) approx.
*Please note that this floor plan is provided for information only and does not constitute a contract. The actual floor plan may vary slightly from the one shown. The floor plan is subject to change without notice. The floor plan is provided for information only and does not constitute a contract. The actual floor plan may vary slightly from the one shown. The floor plan is subject to change without notice.

Hope Street - 18828414
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.



Tel: 01723 363565
E-mail: info@colinellis.co.uk

RESIDENTIAL & COMMERCIAL SALES
LETTINGS CHARTERED SURVEYOR

See all our properties online
www.colinellis.co.uk